



Control Number: 51856



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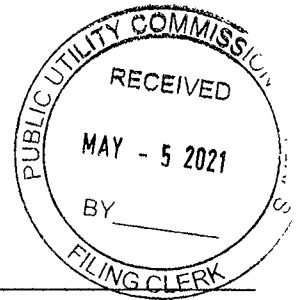
DeAnn T. Walker
Chairman

~~Arthur C. D'Andrea~~
Commissioner

Shelly Botkin
Commissioner



Public Utility Commission of Texas



December 17, 2018

The Lodge at Warner Ranch Apartments S7308
1801 Warner Ranch RD
Round Rock, TX 78664-7277
broberts@lantowerresidential.com

RECOMMENDATION

Registration Request of The Lodge at Warner Ranch Apartments to Change from Submetered to Allocated Billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2)

On December 12, 2018, The Lodge at Warner Ranch Apartments, Registration No. S7308, filed a request to change from Submetered to Allocated billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2). The request is registered as S7308.

Based on a review of the information provided, it appears the request meets the requirements of Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2), and should be granted. The Commission's records should be updated to reflect the change from Submetered to Allocated billing upon receipt of PUC Form 10363 to be filed by The Lodge at Warner Ranch Apartments.

Please reference Subchapter H, §24.279(c) of the PUC's rules which state the following: Tenant agreement to billing method changes. An owner shall not change the method by which a tenant is billed unless the tenant has agreed to the change by signing a lease or other written agreement. The owner shall provide notice of the proposed change at least 35 days prior to implementing the new method.

Also, Subchapter M, Sec. 13.5031.(1) of the Texas Water Code requires that the rental agreement must contain a clear written description of the method of calculation of the allocation of nonsubmetered master metered utilities for the manufactured home rental community, apartment house, or multiple use facility.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Benter".

Tammy Benter, Director
Water Utility Division



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