

**United Dominion
REALTY TRUST**

March 4, 1996

Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, Florida 32399-0850

Re: Docket No. 960367-WS; Request for Exemption
from Florida Public Service Commission Regulation for
Provision of Water and Waste Water Service in Orange
County by Andover Place Apartments.

Dear Sir/Madam:

This office authorizes John S. Ranney of Envirotech Utility
Management Services to act on behalf of United Dominion Realty Trust,
Inc. with regards to the filing of the Application for Reseller Exemption.
Section 367.022 (8)m Florida Statutes Rule 25-30.060 (3)(H) Florida
Administrative Code.

UNITED DOMINION REALTY TRUST, INC.

By: James T. Flanagan
James T. Flanagan, Assistant Vice President

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DOCUMENT NUMBER-DATE

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APPLICATION FOR RESELLER EXEMPTION
SECTION 367.022(8), FLORIDA STATUTES
RULE 25-30.060(3)(b), FLORIDA ADMINISTRATIVE CODE

The application must be signed by
the owner or accompanied by a Letter
of Authorization from the owner.

NAME OF SYSTEM: Andover Place Apartments

PHYSICAL ADDRESS OF SYSTEM: 1824 Ole Heritage Drive
Orlando, Florida 32839

COUNTY WHERE SYSTEM IS LOCATED: Orange

NUMBER OF UNITS 200 WHEN CONSTRUCTED _____

NAME OF SYSTEM OWNER(S): United Dominion Realty Trust
N/A

MAILING ADDRESS (IF DIFFERENT): _____

PRIMARY CONTACT PERSON:

NAME: John S. Rannev c/o Envirotech

ADDRESS: 1502 Roberts Drive, Jacksonville, Florida 32250

PHONE NO.: (904)246-7999 fax (904)249-3399

**NATURE OF OWNER'S BUSINESS ORGANIZATION (CORPORATION, PARTNERSHIP,
LIMITED PARTNERSHIP, SOLE PROPRIETOR, ASSOCIATION, ETC.).**

I believe this system to be exempt from the regulation of the
Florida Public Service Commission pursuant to Section 367.022(8),
Florida Statutes, for the following reasons:

1. Service will be provided at a rate or charge that does not exceed the actual purchase price.

DOCUMENT DATE
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FPSC-RECORDS/REPORTING

APPLICATION FOR RESELLER EXEMPTION

If the reseller proposes to contract out metering or billing services, provide the following documentation.

SERVICE COMPANY: Envirotech

ADDRESS: 1502 Roberts Drive

Jacksonville, Florida 32250

PHONE NO.: (904)246-7999

11. Attached a copy of the service agreement.
12. Attached is a statement that the reseller, and not its agent, will control customer deposits, if applicable.

* * * * *

Attached is Rule 25-30.111, Florida Administrative Code, which explains the annual reporting requirement of resellers. Also attached is Section 367.122, Florida Statutes, which explains reseller responsibility to examine and test meters. Also attached are Rules 25-30.262 through 25-30.267, Florida Administrative Code, which expand on reseller responsibilities for meter accuracy, meter test methods, meter testing equipment, periodic meter tests, meter tests by request and recordation of meter tests. The attached rules should be read, as acknowledged on the application, and retained by the reseller.

* * * * *

I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, F.S.

2/21/96
(Date)


Owner's Signature

John S. Ranney
Owner's Name (Typed or Printed)

Director of Operations for Envirotech
Owner's Title

APPLICATION FOR RESELLER EXEMPTION

The original and four copies of the completed application and the supporting documentation should be mailed to:

Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850.

Proposed Billing Schedule for Water and Wastewater
 Community: Andover Place Apartments
 Units: 200

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Consumption (1000g)	1732	1732	1732	1732	1732	1732	1732	1732	1732	1732	1732	1732	20,784
Resident Consumption (1000g)*	1558	1558	1558	1558	1558	1558	1558	1558	1558	1558	1558	1558	18,696

Provider's Rates (\$):

Water (per 1000g)	\$0.80
Water Base	\$70.55
Sewer (per 1000g)	\$3.18
Sewer Base	\$1,010.19

Reseller's Rates (\$):

Water (per 1000g)	\$0.80
Water Base	\$0.35
Sewer (per 1000g)	\$3.18
Sewer Base	\$5.05

Properties Water Charges	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$17,304
Property's Sewer Charges	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$78,216
Resident's Water Charges	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$15,804
Residents' Sewer Charges	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$5,965	\$71,580
Total Bill from Utility	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$7,974	\$95,688
Total Bill from Reseller	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$87,384

Proposed Method of Billing Residents for Water and Wastewater
 Community: Andover Place Apartments
 Units 200

Provider's Rates (\$):

Water (per 1000g)	\$ 0.80
Water Base	\$ 70.55
Sewer (per 1000g)	\$ 3.18
Sewer Base	\$ 1,010.19

Example Bill to be issued to Resident
 based on 4500 1000g

Water	\$ 3.60
Water Base	\$ 0.35
Sewer	\$ 14.31
Sewer Base	\$ 5.05

Reseller's Rates (\$):

Water (per 1000g)	\$ 0.80
Water Base	\$ 0.35
Sewer (per 1000g)	\$ 3.18
Sewer Base	\$ 5.05

.....	
Total	\$ 23.31

Proposed Method of Billing Customers Separately

Reseller has contracted with Envirotech Utility Management Service which will provide:

- The installation of 200 individual 3/4" water meters to the primary feed to each unit.
- Read each meter on a monthly basis;
- Bill each resident monthly, per 1000g of water and waste water usage, as per the above published rate schedule.
- Approx. 10 days will lapse between the time the meters are read and bills are mailed
- A refundable \$30.00 deposit will be required for each unit which will be collected by the reseller
- There will be no common area charges billed to the residents
- There will be no miscellaneous fees billed to the residents.
- The cost of the billing service is paid directly by the reseller and not charged to the residents
- This complex is not under construction.
- Please see enclosed letter of authorization from United Dominion Realty Trust

Provider is Orlando Utility