

Buckland Water & Sanitation Assets Corporation  
Vint Hill, Virginia

Fauquier County Water and Sanitation Authority  
Vint Hill, Virginia



December 9, 2025

Dear Customer:

Fauquier County Water and Sanitation Authority (FCWSA) and Buckland Water & Sanitation Assets Corporation (Buckland) are writing you today to inform you of an important change regarding the ownership of your water system.

FCWSA is a local governmental organization that owns and operates fourteen water systems and three wastewater systems across Fauquier County. Buckland owns the Vint Hill water system that provides you with drinking water service, while FCWSA is Vint Hill's wastewater service provider. Vint Hill water and wastewater customers pay the same rates as all other FCWSA customers.

For more than 20 years, FCWSA has provided operation, billing, and customer service to the Vint Hill water system under a contract with owners of the water system, currently Buckland. On October 10, 2025, Buckland and FCWSA petitioned the State Corporation Commission (SCC) to authorize the sale of the Vint Hill water system to FCWSA. A copy of the SCC Order for Notice and Comment is attached to this letter.

After approval of the sale, Buckland and FCWSA will work to ensure a seamless transition. Once the sale is complete, Buckland will have no further responsibilities over the water system. **This change in ownership requires no action on your part, and there is no need to make any new billing arrangements.**

Interested parties may file comments about the sale on or before January 5, 2026, by following the instructions found at [scc.virginia.gov/case-information/submit-public-comments](https://scc.virginia.gov/case-information/submit-public-comments). They may also submit comments by mail to the Clerk of the State Corporation Commission, c/o Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118. **All comments must refer to Case No. PUR-2025-00183.**

If you would like to speak with an FCWSA representative about the sale, please email [customerservice@fcwsa.org](mailto:customerservice@fcwsa.org) or call (540) 349-2092 during normal business hours. An FAQ has been posted to our website at [www.fcwsa.org/Buckland](http://www.fcwsa.org/Buckland).

If you would like to speak with a Buckland representative about the sale, please email [bwsacinfo@gmail.com](mailto:bwsacinfo@gmail.com) or call (540) 428-5388.

Thank you for your time and consideration. The people of FCWSA look forward to becoming both your water and wastewater service provider.

Sincerely,

Buckland Water & Sanitation Assets Corporation  
Fauquier County Water and Sanitation Authority

STATE CORPORATION COMMISSION

*State Corporation Commission  
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AT RICHMOND, NOVEMBER 18, 2025

PETITION OF  
FAUQUIER COUNTY WATER AND SANITATION  
AUTHORITY,

Case No.: PUR-2025-00183

AND

BUCKLAND WATER & SANITATION ASSETS  
CORPORATION,

For approval of a transfer of a public utility

ORDER FOR NOTICE AND COMMENT

On November 3, 2025, Fauquier County Water and Sanitation Authority (“Authority”) and Buckland Water & Sanitation Assets Corporation (“Buckland”) (collectively, “Petitioners”) completed the filing of a petition (“Petition”) with the State Corporation Commission (“Commission”). Pursuant to Chapter 5 of Title 56 of the Code of Virginia (“Code”), Petitioners request Commission approval for Buckland to transfer to the Authority one (1) water system (“System”) owned by Buckland and located in Fauquier County, Virginia, including all assets used in the operation of the System, and all real estate parcels associated with the System.<sup>1</sup>

Petitioners state that they have entered into a Water System Purchase Agreement (“Agreement”) in which Buckland has agreed to transfer the System to the Authority.<sup>2</sup> In exchange, the Authority plans to pay Buckland \$1,500,000.00.<sup>3</sup> The System serves the Vint Hill area in Fauquier County, Virginia, and is comprised of, among other things, wells, well houses,

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<sup>1</sup> Petition at 1.

<sup>2</sup> *Id.* at 4.

<sup>3</sup> Petition, Appendix 1 at 4.

water storage tanks, distribution lines, valves, hydrants, associated appurtenances over various grid parcel identification numbers, and two well lots, in fee simple.<sup>4</sup> The System currently provides retail water service to 384 connections.<sup>5</sup> The Authority is the sole sewer service provider in the Vint Hill area, and Buckland has never provided sewer service to customers under its sewer certificate of public convenience and necessity (“CPCN”) (S-100).<sup>6</sup>

Petitioners assert that the Authority is a political subdivision of the Commonwealth of Virginia and does not require Commission authority to acquire and operate the System.<sup>7</sup> Petitioners further represent that the Authority is a municipal corporation organized and existing under the Virginia Water and Waste Authorities Act<sup>8</sup> and Buckland is a Virginia public service corporation.<sup>9</sup> Petitioners state that the original owner of the System was the U.S. Army. The System was transferred from the U.S. Army to the Vint Hill Economic Development Authority (“VHEDA”) in 1999, and then was acquired by Buckland in 2014.<sup>10</sup> Petitioners explain that the Authority has operated the System, billed the System’s customers, and provided customer service for the System for over twenty years, first under contract with VHEDA and then under contract with Buckland.<sup>11</sup> The Authority’s services to the System include daily operations,

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<sup>4</sup> Petition at 2.

<sup>5</sup> *Id.* at 5.

<sup>6</sup> Petition, Appendix 1 at 2. Petitioners state that under Case No. PUE-2015-00010, the Commission issued Buckland CPCNs with Certificates No. W-332 and S-100, authorizing the furnishing of water service and sewerage service, respectively, in Fauquier County. *Id.* As part of the May 22, 2014 transaction in that case, the System was transferred to Buckland as of the same date. *Id.* Because the Authority was and remains the sole sewer service provider in the Vint Hill area, Buckland has never provided sewer service to customers under Certificate S-100. *Id.*

<sup>7</sup> Petition at 3.

<sup>8</sup> *Id.* at 1. *See also* Code § 15.2-5100 *et seq.*

<sup>9</sup> Petition at 1.

<sup>10</sup> *Id.* at 4.

<sup>11</sup> *Id.*

regulatory reporting, minor maintenance, customer meter reading, customer billing, and general customer service.<sup>12</sup> Petitioners maintain that, following transfer of the System from Buckland to the Authority, customers of the System would continue to be billed by the Authority and bound by the Authority's rates, rules, and regulations.<sup>13</sup>

Petitioners represent that the Authority, over the long term, would be better equipped and have better resources than Buckland to supply the water needs of property owners in the Vint Hill area, and that after the transfer is complete, the Authority would provide water services to the customers of the System and Buckland would have no further responsibilities to System customers.<sup>14</sup> The Agreement provides for continuous service by Buckland until the assets are transferred to the Authority.<sup>15</sup>

NOW THE COMMISSION, upon consideration of this matter, is of the opinion and finds that this matter should be docketed; the Petitioners should provide notice of their Petition; interested persons should have an opportunity to file comments on the Petition, file notices of participation as respondents, and request that a hearing be convened; the Staff of the Commission ("Staff") should be directed to investigate the Petition and present its findings and recommendations in a report ("Staff Report"); and a Hearing Examiner should be assigned to conduct further proceedings in this matter related to discovery and any motions *pro hac vice* on behalf of the Commission.

Finally, to promote administrative efficiency and timely service of filings upon participants, the Commission will, among other things, direct the electronic filing of all

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<sup>12</sup> *Id.*

<sup>13</sup> Petition, Appendix 1 at 4.

<sup>14</sup> Petition at 5.

<sup>15</sup> *Id.* at 6.

documents unless they contain confidential information, and require electronic service on parties to this proceeding.

Accordingly, IT IS ORDERED THAT:

(1) This matter is docketed and assigned Case No. PUR-2025-00183.

(2) All pleadings, briefs or other documents required to be served in this matter shall be submitted electronically to the extent authorized by 5 VAC 5-20-150, *Copies and format*, of the Commission's Rules of Practice and Procedure ("Rules of Practice").<sup>16</sup> Confidential and Extraordinarily Sensitive Information shall not be submitted electronically and should comply with 5 VAC 5-20-170, *Confidential information*, of the Rules of Practice. Any person seeking to hand deliver and physically file or submit any pleading or other document shall contact the Clerk's Office Document Control Center at (804) 371-9838 to arrange the delivery.

(3) Pursuant to 5 VAC 5-20-140, *Filing and service*, of the Rules of Practice, the Commission directs that service on parties and Staff in this matter shall be accomplished by electronic means. Concerning Confidential or Extraordinarily Sensitive Information, all parties and Staff are instructed to work together to agree upon the manner in which documents containing such information shall be served upon one another, to the extent practicable, in an electronically protected manner, even if such information is unable to be filed in the Office of the Clerk, so that no party or Staff is impeded from preparing its case.

(4) As provided by Code § 12.1-31 and 5 VAC 5-20-120, *Procedure before hearing examiners*, of the Rules of Practice, a Hearing Examiner is appointed to rule on any discovery matters and motions *pro hac vice* that arise during the course of this proceeding. A copy of each

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<sup>16</sup> 5 VAC 5-20-10 *et seq.*

filing made with the Commission's Clerk's Office in this matter shall also be sent electronically to the Office of the Hearing Examiners.<sup>17</sup>

(5) An electronic copy of the Petition and the Commission's Order for Notice and Comment may be obtained by submitting a written request to counsel for the Petitioners: Henry Cleaves Day, Esq., P.O. Box 1096, Warrenton, Virginia 20188, [hank@henrydaylaw.com](mailto:hank@henrydaylaw.com) and Timothy G. McCormick, Esq., Christian & Barton, LLP, 901 East Cary Street, Suite 1800, Richmond, Virginia 23219, [tmccormick@cblaw.com](mailto:tmccormick@cblaw.com). Interested persons may also download unofficial copies from the Commission's website: [scc.virginia.gov/case-information](http://scc.virginia.gov/case-information).

(6) On or before December 12, 2025, the Petitioners shall serve on all customers of the System a copy of this Order for Notice and Comment. Service shall be made on each customer by first class mail, postage prepaid (bill inserts are acceptable).

(7) On or before December 12, 2025, the Petitioners shall serve a copy of this Order for Notice and Comment on the following local officials in Fauquier County, Virginia, to the extent the position exists: the chairman of the board of supervisors of the county and the county attorney. Service shall be made electronically where possible; if electronic service is not possible, service shall be made by either personal delivery or first-class mail to the customary place of business or residence of the person served.

(8) On or before December 29, 2025, the Petitioners shall file proof of the service and notice by publication required by Ordering Paragraphs (6) and (7), including the name, title, and address of each official served, with the Clerk of the Commission by filing electronically at [scc.virginia.gov/clk/efiling](http://scc.virginia.gov/clk/efiling).

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<sup>17</sup> Such electronic copies shall be sent to: [OHEParalegals@scc.virginia.gov](mailto:OHEParalegals@scc.virginia.gov).

(9) On or before January 5, 2026, any interested person may file comments on the Petition by following the instructions found on the Commission's website: [sec.virginia.gov/case-information/submit-public-comments](http://sec.virginia.gov/case-information/submit-public-comments). Those unable, as a practical matter, to submit comments electronically may file such comments by U.S. mail to the Clerk of the State Corporation Commission, c/o Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118. All comments shall refer to Case No. PUR-2025-00183.

(10) On or before January 5, 2026, any person or entity wishing to participate as a respondent in this proceeding may do so by filing a notice of participation at [sec.virginia.gov/clk/efiling](http://sec.virginia.gov/clk/efiling). Those unable, as a practical matter, to file a notice of participation electronically may file such notice by U.S. mail to the Clerk of the Commission at the address listed in Ordering Paragraph (9). Such notice of participation shall include the email addresses of such parties or their counsel. Pursuant to 5 VAC 5-20-80 B, *Participation as a respondent*, of the Rules of Practice, any notice of participation shall set forth: (i) a precise statement of the interest of the respondent; (ii) a statement of the specific action sought to the extent then known; and (iii) the factual and legal basis for the action. Any organization, corporation, or government body participating as a respondent must be represented by counsel as required by 5 VAC 5-20-30, *Counsel*, of the Rules of Practice. All filings shall refer to Case No. PUR-2025-00183.

(11) Within five (5) business days of receipt of a notice of participation as a respondent, the Petitioners shall serve upon the respondent a copy of the Petition and supporting materials, unless these materials already have been provided to the respondent.

(12) On or before January 5, 2026, any interested person or entity may file with the Clerk of the Commission at [scc.virginia.gov/clk/efiling](https://scc.virginia.gov/clk/efiling) a request that the Commission convene a hearing on the Petition. Those unable, as a practical matter, to file a request for hearing electronically may file such request for hearing by U.S. mail to the Clerk of the Commission at the address listed in Ordering Paragraph (9). Such request for hearing shall include the email address of the filer or its counsel, if available. Requests for hearing must include: (i) a precise statement of the filing party's interest in the proceeding; (ii) a statement of the specific action sought to the extent then known; (iii) a statement of the legal basis for such action; and (iv) a precise statement why a hearing should be conducted in this matter. All requests for a hearing shall refer to Case No. PUR-2025-00183.

(13) A copy of any requests for hearing and notices of participation shall simultaneously be served electronically on counsel for Petitioners, Staff, and any other respondents.

(14) On or before January 12, 2026, Petitioners shall file with the Clerk of the Commission their response to any request for a hearing filed in this matter. Petitioners shall serve a copy of such response on Staff, any respondents, and the interested person or entity requesting a hearing.

(15) On or before February 6, 2026, Staff shall investigate the Petition and file with the Clerk of the Commission a Staff Report containing its findings and recommendations. Staff shall promptly serve a copy of the Staff Report electronically on counsel to Petitioners and any respondents.

(16) On or before February 20, 2026, the Petitioners shall file with the Clerk of the Commission any response to the Staff Report and any comments filed by interested persons or

entities in this proceeding. Petitioners shall promptly serve a copy of the same electronically on Staff, any respondents, and any persons who requested a hearing.

(17) Any documents filed in paper form with the Office of the Clerk of the Commission in this docket may use both sides of the paper. In all other respects, except as modified herein, all filings shall comply fully with the requirements of 5 VAC 5-20-150, *Copies and format*, of the Rules of Practice.

(18) Rule 5 VAC 5-20-260, *Interrogatories or requests for production of documents and things*, of the Rules of Practice shall be modified for this proceeding as follows: responses and objections to written interrogatories and requests for production of documents shall be served within five (5) calendar days after receipt of the same. In addition to the service requirements of 5 VAC 5-20-260 of the Rules of Practice, on the day that copies are filed with the Clerk of the Commission, a copy of the interrogatory or request for production shall be served electronically on the party to whom the interrogatory or request for production is directed or the assigned Staff attorney, if the interrogatory or request for production is directed to Staff.<sup>18</sup> Except as modified herein, discovery shall be in accordance with Part IV of the Rules of Practice, 5 VAC 5-20-240 *et seq.*

(19) This matter is continued.

A COPY hereof shall be sent electronically by the Clerk of the Commission to all persons on the official Service List in this matter. The Service List is available from the Clerk of the Commission.

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<sup>18</sup> The assigned Staff attorney is identified on the Commission's website, [scc.virginia.gov/case-information](http://scc.virginia.gov/case-information), by clicking "Docket Search," then clicking "Search by Case Information," and entering the case number, PUR-2025-00183, in the appropriate box.