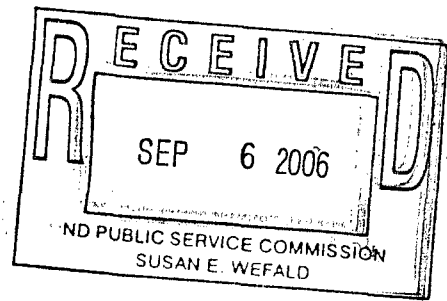


September 5, 2006

Public Service Commission  
Tony Clark-President  
Kevin Cramer-Commissioner  
Susan Wefald-Commissioner  
600 East Boulevard  
Bismarck, ND 58505



Dear Commissioners:

I am writing you today because I recently received a letter from Excel Energy entitled: **Improvements to North Dakota residential tenant change process!** improvements to Excel only. They have a meeting scheduled to discuss this on October 12 at 1:30, but I will not be able to attend due to schedule conflicts so hence this letter.

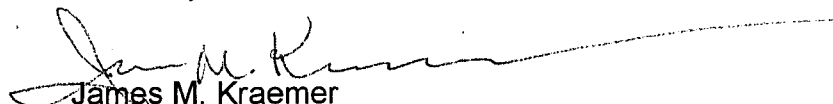
**I am totally opposed to this proposed tariff.**

1. They are trying to force the landlord to take care of their record keeping.
2. Charge the landlord with a disconnect and reconnect fees, or automatically revert all billing to the landlord.
3. Require the landlord to register Schedule B,C,D,E. Schedule B & C are an agreement form to this tariff, and Schedule D & E are forms to be filled out by the landlord/tenant and faxed to them within one business day whenever a tenant moves in or out of a rental unit. This is crazy.

When you visit their website and download their proposed Schedule A, the fees to connect/disconnect electrical service are \$20 each per apartment. If there is a disconnect with gas \$40, reconnect \$65. These fees are to be charge to the landlord and of course subject to change without notice (higher).

Please deny this proposed tariff as it is certainly not for the landlord, it is all for Excel. Being a solo 3-plex operator is difficult enough by itself, but burdening us with more regulation and paperwork for Excel's benefit and profit is insane.

Sincerely,

  
James M. Kraemer  
209 3<sup>rd</sup> Ave W  
West Fargo, ND 58078



I am suppose to fill this out first

RESIDENTIAL BILLING OF VACANT RENTAL PROPERTY AGREEMENT

Landlord Company Name \_\_\_\_\_  
 Landlord Contact Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
 Title \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_  
 Contact Address \_\_\_\_\_  
 City, State, Zip Code \_\_\_\_\_

**Proposed form**

**subject to approval**

Management Company Name (if applicable) \_\_\_\_\_  
 Management Company Contact Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
 Title \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_  
 Contact Address \_\_\_\_\_  
 City, State, Zip Code \_\_\_\_\_

**by the**

Billing Address \_\_\_\_\_  
 City, State, Zip Code \_\_\_\_\_

**North Dakota**

Description of Residential Billing of Vacant Rental Property Agreement Options

**Automatic Turn On Option**  
 As landlord/property manager ("Landlord") for the following properties, I hereby request service pursuant to the Northern States Power Company d/b/a Xcel Energy Residential Billing of Vacant Rental Property tariff under which Xcel Energy will provide a vacant unit(s) electric and/or gas service during periods of tenant vacancy, as notified by either Tenant or Landlord (if the Tenant has signed the "Residential Tenant Authorization Form for Tenant or Landlord to Start Service" or the "Residential Tenant Authorization Form for Tenant or Landlord to Stop Service"). Landlord accepts responsibility for payment of all Xcel Energy electric and/or gas billings for rental unit(s) during periods of vacancy for the following addresses.

**Public Service Commission**

In consideration for this service, the Service Connection (Processing) Charge for these units will not be assessed to the Landlord. Accurate and current information is imperative to insure no interruption of service. Failure to notify Xcel Energy in writing of the sale or ownership transfer of facilities within three business days may result in Late Payment Charges and/or billing may revert to the Landlord of record. The Agreement must be fully completed and faxed (1-800-892-0343) or mailed (Xcel Energy, Attn: Landlord Agreement Team, PO Box 8, Eau Claire, WI 54702-0008) to waive the Service (Processing) Connection Charge. The Service Connection (Processing) Charge will not be waived in cases of non-payment of services.

**Lock on Disconnect Option (DEFAULT)**  
 As a landlord/property manager ("Landlord") for the following properties, I hereby request service pursuant to the Northern States Power Company d/b/a Xcel Energy Billing of Vacant Rental Property tariff. Service(s) will be disconnected when Xcel Energy is notified the Tenant has vacated the rental unit. Service(s) will be reconnected when there is a new service request. Landlord will be assessed disconnect and reconnect charges for these facilities. If the meter is reconnected to prep the rental unit prior to the new tenant moving in, the Landlord will not be assessed the Service Connection (Processing) Charge but will be responsible for payment of all Xcel Energy services until the new tenant assumes service in their name. Landlord is advised that unless the facility is properly weatherized for all conditions, the Lock on Disconnect option may endanger health and/or result in property damage.

Accurate and current information is imperative to insure no interruption of service. Failure to notify Xcel Energy in writing of the sale or ownership transfer of facilities within three business days may result in Late Payment Charges and/or billing may revert to the Landlord of record. The Agreement must be fully completed and faxed (1-800-892-0343) or mailed (Xcel Energy, Attn: Landlord Agreement Team, PO Box 8, Eau Claire, WI 54702-0008).

The service is subject to Company's General Rules and Regulations. Company reserves the right to make changes from time-to-time in the administration of this service and may choose to discontinue this service upon approval of the state regulatory commission. Company will notify participating Landlords of any changes to the tariff. Upon written notice, either party may terminate the agreement.

Landlord/Property Manager Contact (Printed) \_\_\_\_\_ Date \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
 Signature \_\_\_\_\_ Title \_\_\_\_\_ Email \_\_\_\_\_



**RESIDENTIAL PROPERTIES INCLUDED IN THE  
RESIDENTIAL BILLING OF VACANT RENTAL PROPERTY AGREEMENT**

Landlord will select one of the following options to apply during times of tenant vacancy for each of their buildings. Please fax (1-800-892-0343) or mail (Xcel Energy, Attn: Landlord Agreement Team, PO Box 8, Eau Claire, WI 54702-0008) this page with the completed Residential Billing of Vacant Rental Property Agreement. Additional addresses may be included on a separate page.

**Automatic Turn On (ATO) Option** - Landlord accepts responsibility for payment of utility bills and authorizes Xcel Energy to place the following rental unit(s) electric and/or gas services in the Landlord's name during periods of tenant vacancies. Landlord will not be assessed the Service Connection (Processing) Charge for these units.

**Lock on Disconnect (LOD) Option (DEFAULT)** - Landlord agrees that service(s) will be disconnected when Xcel Energy is notified the Tenant has vacated the property. Service(s) will be reconnected when there is a new service request. Landlord will be assessed disconnect and connect charges. If the meter is unlocked to prep the rental unit prior to the new tenant moving in, the Landlord/Property Manager will not be assessed the Service Connection (Processing) Charge but will be responsible for payment of all other Xcel Energy services until the new tenant assumes service in their name. Landlord is advised that unless the facility is properly weatherized for all conditions, the Lock on Disconnect option may endanger health and/or result in property damage.

New  Delete  ATO  LOD  Date of Effective Change \_\_\_/\_\_\_/\_\_\_  
 Building Name \_\_\_\_\_ Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Management Company \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Contact \_\_\_\_\_ Email \_\_\_\_\_

New  Delete  ATO  LOD  Date of Effective Change \_\_\_/\_\_\_/\_\_\_  
 Building Name \_\_\_\_\_ Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Management Company \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Contact \_\_\_\_\_ Email \_\_\_\_\_

New  Delete  ATO  LOD  Date of Effective Change \_\_\_/\_\_\_/\_\_\_  
 Building Name \_\_\_\_\_ Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Management Company \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Contact \_\_\_\_\_ Email \_\_\_\_\_

New  Delete  ATO  LOD  Date of Effective Change \_\_\_/\_\_\_/\_\_\_  
 Building Name \_\_\_\_\_ Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Management Company \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Contact \_\_\_\_\_ Email \_\_\_\_\_

New  Delete  ATO  LOD  Date of Effective Change \_\_\_/\_\_\_/\_\_\_  
 Building Name \_\_\_\_\_ Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Management Company \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Contact \_\_\_\_\_ Email \_\_\_\_\_

Landlord Company \_\_\_\_\_ Date \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Contact Name (Printed) \_\_\_\_\_ Signature \_\_\_\_\_

For Xcel Energy use only Form BVRPA04062006

Date received \_\_\_\_\_ Billing of Vacant Rental Property Agreement Number \_\_\_\_\_

**Proposed form  
subject to approval  
by the  
North Dakota  
Public Service  
Commission**





**RESIDENTIAL TENANT AUTHORIZATION FORM  
FOR TENANT OR LANDLORD TO STOP SERVICE**

**Tenant Instructions: Please read and complete the following:**

1. The Tenant is responsible for payment of all electric and/or gas service used from the START date until Xcel Energy is notified to STOP such service. You may also contact Xcel Energy to START or STOP service at 1-800-895-4999, fax (1-800-892-0343), xcelenergy.com, or landlordagreement@xcelenergy.com.
2. By completing this form, you authorize the landlord/property manager to notify Xcel Energy to STOP your rental unit electric and/or gas service at the address listed below.
3. You should retain a copy of this form for your records.

BOX A: STOP Service Date     /    /          Form Completed     /    /    

**Proposed form**

BOX B: Tenant Last, First, and Middle Name \_\_\_\_\_ Other Adult(s) Residing in the Unit (optional) (Last, First, and Middle Name) \_\_\_\_\_

**subject to approval**

email \_\_\_\_\_ email \_\_\_\_\_

email \_\_\_\_\_ email \_\_\_\_\_

**by the**

Box C: Rental Address this STOP form Applies to: \_\_\_\_\_ Unit \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Landlord Company Name \_\_\_\_\_

Landlord Contact Phone \_\_\_\_\_

**North Dakota**

**Public Service**

Box D: Tenant Forwarding or New Address: \_\_\_\_\_ Unit \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Contact Telephone \_\_\_\_\_

Should we START Xcel Energy service at this address?  No  Yes      Date Effective     /    /    

**Commission**

Note: By providing your email, you are granting Xcel Energy permission to electronically communicate with you regarding your rental electric and/or gas service. Xcel Energy does not sell or rent customer contact information to any outside organization. Xcel Energy will notify the Tenant if the Landlord has notified Xcel Energy to STOP service. Xcel Energy will notify the Landlord if the Tenant has notified Xcel Energy to STOP service.

**Landlord Instruction:** Fax (1-800-892-0343) completed Authorization Form within one business day or mail to Xcel Energy, Attn: Landlord Agreement Team, PO Box 8, Eau Claire, WI 54702-0008

For Xcel Energy use only  
Date received \_\_\_\_\_

Form TAC04062006  
Owner ID \_\_\_\_\_