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February 19, 2007

Illona A. Jeffcoat-Sacco, Executive Secretary  
North Dakota Public Service Commission  
State Capitol Building, Dept. 408  
600 East Boulevard  
Bismarck, ND 58505-0480

RE: BILLING OF VACANT RENTAL PROPERTY ("BVRP") APPLICATION  
CASE NO. PU-06-216 AND CASE NO. PU-06-217

Dear Ms. Jeffcoat-Sacco:

Enclosed are final electric and natural gas tariff sheets reflecting the Commission's January 10, 2007 order in the Billing of Vacant Rental Property application submitted by Northern States Power Company, a Minnesota corporation and wholly owned subsidiary of Xcel Energy Inc., ("Xcel Energy").

In summary, the enclosed tariffs include:

- |       |                              |       |                                 |
|-------|------------------------------|-------|---------------------------------|
| 81.3  | Electric BVRP Tariff         | 11.1  | Natural gas BVRP Tariff         |
| 81.31 | Electric BVRP Tariff (cont.) | 11.12 | Natural gas BVRP Tariff (cont.) |
| 81.41 | BVRP Agreement form          | 11.21 | BVRP Agreement form             |
| 81.43 | Property List Inclusion form | 11.23 | Property List Inclusion form    |
| 81.45 | Auth. to Start Service form  | 11.25 | Auth. to Start Service form     |
| 81.47 | Auth. to Stop Service form   | 11.27 | Auth. to Stop Service form      |

Please call me (or John Bartunek at 612-330-6138) if you have any questions.

Sincerely,

DAVID H. SEDERQUIST  
SR. CONSULTANT, REGULATION & FINANCE  
NORTHERN STATES POWER CO. D/B/A XCEL ENERGY

Enclosures

**GENERAL RULES AND REGULATIONS (CONTINUED)**

Section No. 5  
Original Sheet No. 81.31

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**START/STOP SERVICE NOTIFICATION**

Tenant has the right to start or stop service in rental unit(s) by notifying the Company. Alternatively, the tenant may start or stop service in rental unit(s) by completing a "Residential Tenant Authorization Form for Tenant or Landlord to Start Service" and/or a "Residential Tenant Authorization Form for Tenant or Landlord To Stop Service" which authorizes the landlord/property manager to start or stop rental unit(s) service in tenant's name. Under the terms of this form, the tenant is the user of the service in rental unit(s) and is responsible for payment of all Company services from the Service Start Date through the Service Stop Date, which are selected and communicated by the tenant to the landlord/property manager. The tariff does not require tenants or landlords/property managers to use this form.

**RESIDENTIAL BILLING OF VACANT RENTAL PROPERTY**

As stated in the *Residential Tenant Authorization Form for Tenant or Landlord to Start Service* and *Residential Tenant Authorization Form for Tenant or Landlord to Stop Service*, if the tenant fails to notify the Company or the landlord/property manager of the Service Stop Date, they will be responsible for all Company charges. If the tenant completes either form, the landlord/property manager is to fax the Form to the Company within one business day. If discrepancies arise pertaining to when the tenant actually left, either the landlord and/or tenant may be required to submit an affidavit attesting to proof of user of service in rental unit(s). Other acceptable documents such as signed and dated tenant move-out documentation may be requested from the landlord and/or tenant.

**RENTAL PROPERTY OWNERSHIP CHANGES**

Changes to either the ATO option or LOD option due to sale or transfer of ownership of facilities must be communicated to the Company in writing within three business days to avoid possible Late Payment Charges or other billing issues. The user of the energy is the person responsible for the payment of the energy bill. Non-energy usage issues are between the tenant and the landlord/property manager.

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**GENERAL RULES AND REGULATIONS (CONTINUED)**

Section No. 6  
Original Sheet No. 11.1

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**RESIDENTIAL BILLING OF VACANT RENTAL PROPERTY**

All Landlords and property managers responsible for residential rental units shall sign a *Residential Billing of Vacant Rental Property Agreement* and select either the Automatic Turn On (ATO) option or the Lock On Disconnect (LOD) option. The Company will confirm in writing the service option selected by each landlord/property manager. Until such confirmation has been made, a landlord/property manager's account(s) will not reflect either the ATO or LOD designation nor be subject to the disconnect/reconnect fees described in this tariff. The landlord/property manager will, however, be responsible for any other applicable tariff such as the Service Processing Charge.

The landlord/property manager may change their service option selection by written notice to the Company at any time. If a landlord/property manager's account becomes delinquent, the *Residential Billing of Vacant Rental Property Agreement* may be canceled for the buildings in question.

Any time there is a tenant transition and it comes to the Company's attention that a landlord/property manager has not submitted a signed BVRP Agreement and has not selected either the ATO or LOD service option, the Company will mail BVRP Tariff information to the landlord/property manager. The landlord/property manager will have 15 business days to make a selection and submit the required forms; otherwise the Company will notify the landlord/property manager, in writing, of the account's LOD designation.

**AUTOMATIC TURN ON OPTION (ATO)**

If the landlord/property manager selects the ATO option, the Company shall bill the landlord/property manager for natural gas service in unoccupied rental unit(s) during periods of tenant vacancies. Under this option, the Service Processing Charge applicable to customer account name changes will not be applied. Natural gas service for vacant rental unit(s) will remain in the landlord/property manager's name until 1) a new tenant becomes the customer of record 2) the landlord/property manager (as agent for the tenant) applies for service, or 3) the landlord/property manager submits a request to cancel the ATO option in its entirety. If the ATO option is in effect, billings shall be the responsibility of the landlord/property manager if a new tenant occupies the rental unit but fails to apply for service.

**LOCK ON DISCONNECT OPTION (LOD)**

If the landlord/property manager selects the LOD option, service in rental unit(s) will be disconnected when the Company is notified that the tenant has vacated the property. Service in rental unit(s) will be reconnected when there is a new service request. The charge for *disconnection* of one or more natural gas meters on the same service trip to the same building will be \$40.00. The charge for *reconnection* of one or more natural gas meters on the same service trip to the same building will be \$55.00. The maximum charge for servicing multiple natural gas meters on the same service trip to the same building is \$55.00. If the meter is unlocked to allow for preparation of the rental unit prior to a new tenant moving in, the landlord/property manager will not be assessed the Service Processing Charge but will be responsible for payment of all other Company services until the new tenant assumes service in their name.

(Continued on Sheet 11.12)

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**GENERAL RULES AND REGULATIONS (CONTINUED)**

Section No. 6  
Original Sheet No. 11.12

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**START/STOP SERVICE NOTIFICATION**

Tenant has the right to start or stop service in rental unit(s) by notifying the Company. Alternatively, the tenant may start or stop service in rental unit(s) by completing a "Residential Tenant Authorization Form for Tenant or Landlord to Start Service" and/or a "Residential Tenant Authorization Form for Tenant or Landlord To Stop Service" which authorizes the landlord/property manager to start or stop rental unit(s) service in tenant's name. Under the terms of this form, the tenant is the user of the service in rental unit(s) and is responsible for payment of all Company services from the Service Start Date through the Service Stop Date, which are selected and communicated by the tenant to the landlord/property manager. The tariff does not require tenants or landlords/property managers to use this form.

**RESIDENTIAL BILLING OF VACANT RENTAL PROPERTY**

As stated in the *Residential Tenant Authorization Form for Tenant or Landlord to Start Service* and *Residential Tenant Authorization Form for Tenant or Landlord to Stop Service*, if the tenant fails to notify the Company or the landlord/property manager of the Service Stop Date, they will be responsible for all Company charges. If the tenant completes either form, the landlord/property manager is to fax the Form to the Company within one business day. If discrepancies arise pertaining to when the tenant actually left, either the landlord and/or tenant may be required to submit an affidavit attesting to proof of user of service in rental unit(s). Other acceptable documents such as signed and dated tenant move-out documentation may be requested from the landlord and/or tenant.

**RENTAL PROPERTY OWNERSHIP CHANGES**

Changes to either the ATO option or LOD option due to sale or transfer of ownership of facilities must be communicated to the Company in writing within three business days to avoid possible Late Payment Charges or other billing issues. The user of the energy is the person responsible for the payment of the energy bill. Non-energy usage issues are between the tenant and the landlord/property manager.

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Vice President, Customer & Community Services

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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 \_\_\_\_\_

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

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

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 and bill rental 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.

In consideration for this service, the Service (Processing) Connection Charge for these rental 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 (Processing) Connection 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 units. 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 (Processing) Connection 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 LOD option may endanger health and/or result in property damage.

If it comes to Company's attention that a Landlord/Property Manager has not submitted a signed Residential Billing of Vacant Rental Property Agreement and has not selected either the ATO option or the LOD option, the Company will mail tariff information to the Landlord/Property Manager who will have 15 business days to make a selection and submit the required forms, or the account(s) will default to the LOD option.

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 \_\_\_\_\_

For Xcel Energy use only \_\_\_\_\_ Form AGREEMENT12062006  
Date received \_\_\_\_\_ Billing of Vacant Rental Property Agreement Number \_\_\_\_\_



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

Landlord/property manager 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/property manager 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/property manager's name during periods of tenant vacancies. Landlord/property manager will not be assessed the Service (Processing) Connection Charge for these units.

**Lock on Disconnect (LOD) Option (DEFAULT)** - Landlord/property manager 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/property manager 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 (Processing) Connection Charge but will be responsible for payment of all other Xcel Energy services until the new tenant assumes service in their name. Landlord/property manager 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 <input type="checkbox"/> Delete <input type="checkbox"/> ATO <input type="checkbox"/> LOD <input type="checkbox"/> Date of Effective Change __/__/__ Building Name _____ Address _____ City State Zip _____ Management Company _____ Telephone Number _____ Contact _____ Email _____
New <input type="checkbox"/> Delete <input type="checkbox"/> ATO <input type="checkbox"/> LOD <input type="checkbox"/> Date of Effective Change __/__/__ Building Name _____ Address _____ City State Zip _____ Management Company _____ Telephone Number _____ Contact _____ Email _____
New <input type="checkbox"/> Delete <input type="checkbox"/> ATO <input type="checkbox"/> LOD <input type="checkbox"/> Date of Effective Change __/__/__ Building Name _____ Address _____ City State Zip _____ Management Company _____ Telephone Number _____ Contact _____ Email _____
New <input type="checkbox"/> Delete <input type="checkbox"/> ATO <input type="checkbox"/> LOD <input type="checkbox"/> Date of Effective Change __/__/__ Building Name _____ Address _____ City State Zip _____ Management Company _____ Telephone Number _____ Contact _____ Email _____
New <input type="checkbox"/> Delete <input type="checkbox"/> ATO <input type="checkbox"/> LOD <input type="checkbox"/> 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 LISTINGS12062006  
 Date received \_\_\_\_\_ Billing of Vacant Rental Property Agreement Number \_\_\_\_\_

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**NORTH DAKOTA RESIDENTIAL TENANT AUTHORIZATION FORM  
FOR TENANT OR LANDLORD TO START SERVICE**

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

1. You are 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 START your rental unit electric and/or gas service at the address listed below.
3. 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 Landlord if you have notified Xcel Energy to START service. You will be notified if the Landlord has notified Xcel Energy to START service in your name.
4. You should retain a copy of this form for your records.

**Landlord Instructions:**

1. 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.
2. Xcel Energy will notify you if the Tenant has notified Xcel Energy to START service.

**BOX A: START Service Date** \_\_\_/\_\_\_/\_\_\_ **Date Form Completed** \_\_\_/\_\_\_/\_\_\_

**Tenant Signature** \_\_\_\_\_ **Landlord Signature** \_\_\_\_\_

Note: The tenant signature does not prevent the tenant from contacting Xcel Energy to START utility service. The form is to be signed and dated only when tenant plans to take receipt and use utility service in the rental unit.

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

**email** \_\_\_\_\_ **email** \_\_\_\_\_  
**email** \_\_\_\_\_ **email** \_\_\_\_\_

**Box C:**  
**Rental Address this START form Applies to:** \_\_\_\_\_ **Unit** \_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_ **Tenant Telephone** \_\_\_\_\_  
**Landlord Company Name** \_\_\_\_\_ **Landlord Contact** \_\_\_\_\_  
**Landlord Contact Phone** \_\_\_\_\_

**NOTE: Tenant will receive utility bills at the above address. Indicate an alternate billing mailing address if appropriate:**  
**Address** \_\_\_\_\_ **Unit** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Box D:**  
**Tenant Current Address if Different than Box C:** \_\_\_\_\_ **Unit** \_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_ **Contact Telephone** \_\_\_\_\_  
**Should we STOP Xcel Energy service at this address?** NO  YES  **Date Effective** \_\_\_/\_\_\_/\_\_\_

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

FormSTART01032007  
Owner ID \_\_\_\_\_

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By: Kent T. Larson

Effective Date: 1-10-2007

Vice President, Customer & Community Services

Case No. PU-06-216

Order Date: 1-10-2007



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

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

1. You are 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 are granting Xcel Energy permission to electronically communicate 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 Landlord if you have notified Xcel Energy to STOP service. You will be notified if the Landlord has notified Xcel Energy to STOP service in your name.
4. You should retain a copy of this form for your records.

**Landlord Instructions:**

1. 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.
2. Xcel Energy will notify you if the Tenant has notified Xcel Energy to STOP service.

BOX A: STOP Service Date ___/___/___	Date Form Completed ___/___/___
Tenant Signature _____	Landlord Signature _____
Note: The tenant signature does not prevent the tenant from contacting Xcel Energy to STOP utility service. The form is to be used when the tenant plans to stop receiving and using utility service in the rental unit.	

BOX B: Tenant Name (Last, First, and Middle) _____ _____ email _____ email _____	Other Adult(s) Residing in the Unit (optional) (Last, First, and Middle Name) _____ _____ email _____ email _____
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Box C: Rental Address this STOP form Applies to: _____ Unit _____ City _____ State _____ Zip _____ Tenant Telephone _____ Landlord Company Name _____ Landlord Contact _____ Landlord Contact Phone _____
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Box D: Tenant Forwarding or New Address: _____ Unit _____ City _____ State _____ Zip _____ Contact Telephone _____ Should we START Xcel Energy service at this address? NO <input type="radio"/> YES <input type="radio"/> Date Effective ___/___/___
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For Xcel Energy use only  
Date received \_\_\_\_\_

Form STOP01032007  
Owner ID \_\_\_\_\_

Date Filed: 05-26-06

By: Kent T. Larson

Effective Date: 1-10-2007

Vice President, Customer & Community Services

Case No. PU-06-216

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