

NORTH DAKOTA PUBLIC SERVICE COMMISSION  
January 10, 2007

**Northern States Power Company  
Rental Property Billing – Electric  
Tariff**

**Case No. PU-06-217**

On May 26, 2006 NSP filed an application for a new tariff to “facilitate improved understanding of the rules, responsibilities, and process related to billing for electric service for billing periods when there is no tenant occupying residential rental property.” The tariff is referred to as the *Residential Billing of Vacant Rental Property (BVRP)* tariff.

Under the proposal, a landlord will choose between two options, the Automatic Turn on Option (ATO) or the Lock on Disconnect Option (LOD).

Under the ATO, NSP will bill the landlord for electric service in unoccupied rental units during periods of tenant vacancies. There would be no processing charge when the account changes over to the landlord. When a new tenant moves in, the tenant or the landlord (as agent for the tenant) will apply for service and the tenant will incur a \$12 service processing fee. The \$12 service processing fee is not part of this application, but was approved in a previous proceeding and has been in effect for many years.

Under the LOD, service to a rental unit will be disconnected when NSP is notified that the tenant has vacated the property. Service will be reconnected when a new service is requested. The fee for disconnect will be \$20. The fee for reconnect will be \$20. The maximum charge for meters that are disconnected or reconnected on the same service trip to the same building is \$20. The new tenant will incur a \$12 service processing fee when applying for service.

PJF