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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. 81.3

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.

Anytime there is a tenant transition and it comes to the Company's attention that the 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 electric 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. Electric 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. For each LOD service, the landlord/property manager will be charged \$20.00 for disconnection or reconnection of either a single meter or multiple electric meters that are disconnected and/or reconnected on the same service trip to the same building. 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 Connection Charge but will be responsible for payment of all other Company services until the new tenant assumes service in their name.

(Continued on Sheet E-81.31)

Date Filed:	05-26-06	By: Kent T. Larson	Effective Date:	1-10-2007
		Vice President, Customer & Community Services		
Case No.	PU-06-217		Order Date:	1-10-2007



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 Company's 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 Company's 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.

Anytime there is a tenant transition and it comes to the Company's attention that the 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, or the Company will notify the landlord/property manager, in writing, of the account's LOD designation.

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 9, 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 _____



**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) _____ 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 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 _____	Form START01032007 Owner ID _____
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**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)	Other Adult(s) Residing in the Unit (optional) (Last, First, and Middle Name)
_____	_____
_____	_____
email _____	email _____
email _____	email _____

Box C:

Rental Address this STOP form Applies to: _____ **Unit** _____

City _____ State _____ Zip _____ Tenant Telephone _____

Landlord Company Name _____ Landlord Contact _____

Landlord Contact Phone _____

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 ___/___/___

For Xcel Energy use only

Date received _____

Form STOP01032007

Owner ID _____