

PSC No: 120 - Electricity
New York State Electric and Gas Corporation
Initial Effective Date: December 1, 2003

Leaf No. 16
Revision: 0
Superseding Revision:

GENERAL INFORMATION

2. Submetering: (Cont'd)

Residential (Cont'd)

5. A procedure for notifying in writing all tenants of the proposal to submeter, including a summary of the information provided under subparagraphs C.1 through C.4 above and an invitation to comment to the Commission which shall prominently display the address and telephone number of the Commission;
 6. A demonstration that an enforcement mechanism is available to the tenants to ensure that their rights are protected under the law;
 7. Certification that information provided under subparagraphs C.3, C.4, and C.6 will be incorporated in plain language into all leases governing submetered premises;
 8. A description of an appropriate rent reduction formula that reflects the elimination of rent included electric costs resulting from conversion to submetering.
- D. In new or renovated residential cooperatives and condominiums, where all tenants are or will be shareholders, submetering may be permitted upon application to the commission, which application shall contain:
1. Verification that the building will be a cooperative or condominium;
 2. Certification of provisions in subparagraphs C.3, C.4, C.6 and C.7. which cap, procedures, and protections shall continue until control of the building is assumed by the appropriate cooperative or condominium Board. Upon transfer of control to the appropriate Cooperative or Condominium Board, such Board shall certify to the utility that the Board will submeter electricity according to a plan that satisfies the conditions set forth in subparagraph C.3 and C.4.
- E. In residential cooperatives and condominiums where all tenants are shareholders and the shareholders approve a proposal which includes a rate cap at the Corporation's rate for directly metered residential service (and any excess revenues above the cap are used for purposes of energy conservation) and also includes grievance procedures as provided, respectively, in subparagraphs C.3 and C.4 above:

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