Terms Governing PG&E Common-Area Migration From Residential to Commercial

Revised January 10, 2007

(1) Customers must submit a written application for each common-area account. The common area must be separately metered by PG&E and cannot be master metered or take service under Schedules EM, EML, ES, ESL, ESR, ESRL, ET or ETL. (A common area is defined as an area that can be shared or used by occupants within a multifamily accommodation, including, but not limited to, laundry room, recreational room, swimming pool, tennis courts, elevators, hallway and outdoor lighting.)

(2) Common area accounts must be listed in PG&E’s billing system as “common-usage.” In the event that a separately metered common-area account is not listed as common-usage, the customer must provide an affidavit proving that the account in question is a common-area account that satisfies the requirements of Term 1. Please see “Affidavit of Common-Area Status” at http://www.pge.com/docs/pdfs/rates_regulations/rate_info/rate_options/affidavit_common_area.pdf.

(3) Customers who choose general service Schedule A-1 (whether on an interim basis pursuant to Term 4 below, or permanently) will be placed on this rate schedule at the next regular meter read date that is at least 15 days after receipt of the customer’s application.

(4) Customers who choose Schedule A-6 (TOU), Schedule A-10 (demand-metered), or Schedule E-19W (demand-metered TOU) can request Schedule A-1 for the interim period while they wait for their new meter to be installed.

(5) Although any customer taking service on a commercial schedule is normally required to stay on that particular schedule for 12 months, this time period may differ for common-area customers either if they choose Schedule A-1 as an interim rate, or when the right-of-return option in Term 6 takes effect. If they choose Schedule A-1 as an interim rate, the common-area account can move to another commercial schedule before the 12-month period is up. However, the common-area account will be required to remain on the newly chosen TOU, demand or TOU demand rate schedule for 12 months unless Term 6 is invoked.

(6) Common-area accounts have a one-time opportunity to return to a residential rate schedule during a two-month window that begins 14 months after taking service on a commercial rate schedule. This must be done by notifying PG&E in writing. These common-area accounts may also return to a residential schedule if Term 7 is invoked while they are taking service on a commercial rate schedule.
Terms Governing PG&E Common-Area Migration (cont’d)

(7) Common-area accounts will have a final opportunity to transfer back to the residential class in the event that both of the following occur: (1) the CPUC substantially reduces the three-cent surcharge or substantially amends any or all of PG&E’s commercial or residential rate schedules, and (2) the Executive Council of Homeowners in its sole discretion, directs PG&E in writing to begin an optional second right-of-return period. Upon PG&E’s receipt of such a signed written directive, PG&E will within 30 days notify all eligible common-area customers in writing of this additional right-of-return period allowing them one last opportunity to return to a residential schedule. This final right-of-return period would then begin 15 days after PG&E receives this written directive and continue for 105 days.

(8) Once the right-of-return options described in Terms 6 and 7 have either passed or are never exercised, common-area accounts that transfer to the commercial class, or are already in the commercial class, will not be able to transfer back to the residential class.

(9) During the right-of-return options provided for in Terms 6 and 7, common-area accounts will be allowed to return to Schedule E-8, even though it is otherwise closed to new customers, provided that all of the following have occurred: (1) Schedule E-8 has not been terminated in its entirety by the CPUC; and (2) each returning party compensates PG&E for the full cost of manually processing its requests and/or reprogramming its billing system to allow common-area customers to return to a closed rate schedule at a fixed charge of $40 per account. Processing of this request will not begin unless this charged is paid in full.