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FLORIDA PUBLIC SERVICE CO. 011
DIVISION OF APPEALS

April 10, 1996

Ms. Mary Anne Helton, Esquire
Division of Appeals
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket Nos. ~~951485-EU~~ and 960020-EU

Dear Ms. Helton:

Please find enclosed Florida Power and Light Company's post-workshop comments regarding the above dockets.

If you have any questions regarding this filing, please call me on (305) 552-4270

Sincerely,

- ACK _____
- AFB _____ Barry T. Birkett
- APP _____ Manager, Rates and Tariff Administration
- CAF _____
- CMH _____ Enclosure
- CTH _____
- EQ _____
- APL _____
- 1/UN _____
- DLT _____
- SDI _____
- SEC _____
- IAS _____

DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING

**POST WORKSHOP COMMENTS OF FLORIDA POWER & LIGHT
DOCKET NO. 951485-EU AND 960020-EU
PETITIONS TO INITIATE RULEMAKING TO AMEND RULE 25-6.049, F.A.C.**

Two substantially different petitions for rulemaking have been presented to the Commission. The following are FPL's post workshop comments regarding these two petitions:

Docket No. 960020-EU - Petition to Initiate Rulemaking to Amend Rule 25-6.049, F.A.C., Measuring Customer Service, by Vistana Management, Ltd.:

It is appropriate to allow master metering for time share units since they tend to function more like hotels than individual residences. Since time share residents are not held responsible for their electricity consumption, FPL believes no conservation benefit may be realized. However, in cases where the existing time share units are individually metered, the building owner or management company should be responsible for the cost of the conversion.

In the event that any timeshare facility is converted, in whole or in part, to another use, the building may be required to convert to individual utility meters and reimburse the utility for the cost of the conversion.

Docket No. 951485-EU - Petition to Initiate Changes to Rule 25-6.049, F.A.C., Measuring Customer Service by microMETER Corporation:

FPL continues to believe the master metering of multi-unit buildings, with the exception of time share and other buildings allowed under the current rules and regulations, is inappropriate. Should submetering be allowed, the jurisdiction for regulating the activities of the landlord or management company would fall under tenant/landlord rules rather than under the FPSC. This raises significant concerns. If a nonutility entity were allowed to submeter the individual residences, some of the rules which no longer apply are: billing and metering accuracy, investigation and resolution of complaints, collection of unpaid balances from the individual customer by the landlord/management company and the confidentiality of customer information. Other concerns are the tenant may not have the option of the Residential Time of Use rate, nor may they have the opportunity to participate in the residential demand-side management programs

Under the current rules, the landlord may not bill the customer for charges in excess of their allocated portion of their electric bill. Submetering would result in additional expenses to the landlord/management company such as, meter reading, billing the customer, complaint handling and maintenance. These additional expenses could more than offset the reduction in the utility's customer charge and could be hidden in the other building expenses the tenants may pay. The net result may be the tenants in total pay more if the building is converted to submetering.

FPL's concerns were provided in detail in the pre-workshop comments filed on February 28, 1996.