

**225 East 74<sup>th</sup> Apartments Corp.**  
c/o Mautner-Glick Corp.  
1345 Third Avenue  
New York, NY 10075

**VIA ELECTRONIC MAIL**

December 20, 2017

Hon. Kathleen H. Burgess  
Secretary to the Commission  
New York State Public Service Commission  
Empire State Plaza  
Agency Building 3  
Albany, New York 12223-1350

**Re:** CASE 17-E-0252 PSC Order Issued and Effective November 22, 2017  
Acceptance of PSC Submetering Conditions for 225 East 74<sup>th</sup> Street, New York, NY 10021

Dear Secretary Burgess:

Pursuant to 16 NYCRR §96.3(d), 225 East 74<sup>th</sup> Apartments Corp. (“the Corporation”) hereby certifies that it accepts all submetering conditions required by the above-referenced Public Service Commission Order and relevant Commission submetering regulations. Included under these conditions, the Corporation has provided or shall provide the following required notices to the appropriate parties, per the schedule set forth by the Commission.

- The Corporation shall notify current residents individually of submetering not less than two months prior to the actual commencement of billing, pursuant to 16 NYCRR §96.3(c)(3). The notice shall include the annual HEFPA notice of rights and responsibilities and contact information for the NY Department of Public Service Office of Consumer Services. A copy of the notice shall be filed with the Secretary.
- The Corporation shall notify prospective and current residents individually through its offering or lease agreement, or through other individual notice, of the consumer protections afforded the residents by HEFPA, and that the Corporation shall provide consumer protections as required by 16 NYCRR §96.6(e).
- The Corporation shall file a meter test plan detailing its annual equipment testing program in accordance with testing procedures and standards outlined in 16 NYCRR Case 17-E-0252-6-Part 92 under Case 11-N-0710, within six months of the date of the Order, that is, by May 22, 2018.

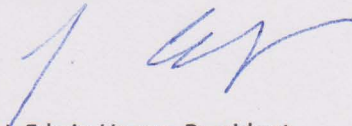
In addition, the Corporation shall adhere to all submetering service conditions, including but not limited to the following:

- File any changes to its plan for HEFPA (16 NYCRR §96.6 (e)) or “Submeter Identification Form” with the Secretary under Case 11-N-0710.

- Deliver submetered electric bills to residents within 30 days of receipt of the Con Edison bill for master-metered service.
- Retain billing records for a period of six years, per 16 NYCRR §96.6(j).
- Not charge residents in excess of the applicable rate cap, per 16 NYCRR §96.6(c).
- Participate in building level demand response or employ an on-site co-generation plant or an *alternative, advanced energy efficiency design upon conversion*, per requirements of 16 NYCRR §96.5(m).

Thank you for your consideration and approval of our Petition to Submeter. Please do not hesitate to contact me directly with any comments or questions.

Sincerely,



J. Edwin Upson, President  
225 East 74<sup>th</sup> Apartments Corp.