

**CS FOR HOUSE BILL NO. 374( )**

IN THE LEGISLATURE OF THE STATE OF ALASKA  
THIRTIETH LEGISLATURE - SECOND SESSION

BY

Offered:  
Referred:

**Sponsor(s): REPRESENTATIVES WOOL, Parish**

**A BILL****FOR AN ACT ENTITLED**

1 "An Act relating to on-bill financing by an electric or gas distribution utility for certain  
2 energy efficiency and conservation improvements."

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 \* **Section 1.** AS 42.05 is amended by adding new sections to read:

5 **Article 8A. On-Bill Financing of Energy Efficiency and Conservation Improvements.**

6 **Sec. 42.05.750. On-bill financing of energy efficiency and conservation  
7 improvements; authorization and eligibility.** (a) An electric or gas distribution  
8 utility may enter into a written on-bill financing agreement with a customer or  
9 landlord of a customer to finance the purchase and installation of a renewable energy  
10 system, energy efficiency device, or energy conservation system in a residence or  
11 building that is eligible under (b) of this section. The agreement may provide for the  
12 utility to assess a meter conservation charge on the customer's utility bill to recover the

13 (1) actual costs incurred by the utility for the purchase, installation,  
14 and financing of the renewable energy system, energy efficiency device, or energy

1 conservation system, including the administrative costs of the on-bill financing  
2 agreement and the cost of filing notice under AS 42.05.752; and

3 (2) repayment of costs incurred by a third party that has performed a  
4 function under AS 42.05.755.

5 (b) A residence or building is eligible for on-bill financing under (a) of this  
6 section if the residence or building is occupied for a residential, business, commercial,  
7 or governmental purpose at the time the financing agreement is entered into. A  
8 residence or building under initial construction is not eligible for on-bill financing  
9 under (a) of this section.

10 (c) An on-bill financing agreement must clearly state the interest rate to be  
11 charged for financing the purchase and installation of the renewable energy system,  
12 energy efficiency device, or energy conservation system. The interest shall be set at a  
13 rate that is fixed over the term of the agreement.

14 (d) The balance owed on an on-bill financing agreement may be paid in full at  
15 any time without penalty.

16 **Sec. 42.05.751. Meter conservation charge.** (a) To recover its costs under an  
17 on-bill financing agreement for a residence or building, an electric or gas distribution  
18 utility may assess a meter conservation charge on

19 (1) the customer or landlord who entered into the on-bill financing  
20 agreement;

21 (2) a subsequent purchaser of the residence or building under  
22 AS 42.05.753; or

23 (3) a tenant or subsequent tenant of the residence or building under  
24 AS 42.05.754.

25 (b) A meter conservation charge must be shown as a separate line item on a  
26 customer's bill.

27 (c) A utility may treat a customer's failure to pay a meter conservation charge  
28 as a failure to pay the electricity or gas account, and the utility may disconnect electric  
29 or gas service for nonpayment of the meter conservation charge, if the utility complies  
30 with AS 42.05.261, 42.05.381(c), AS 42.20.040, and any other applicable law. A  
31 utility may not remove a renewable energy system, energy efficiency device, or

1 energy conservation system for failure to pay a meter conservation charge or when  
2 disconnecting service for failure to pay a meter conservation charge.

3 (d) Money collected by a utility as a meter conservation charge is not revenue  
4 subject to state taxes under AS 43.20.

5 (e) The billing and collection of a meter conservation charge does not subject  
6 a utility to the laws that regulate financial institutions, escrow depositories, or  
7 collection agencies. A utility is not responsible for a lending, underwriting, or credit  
8 determination for an on-bill financing agreement.

9 **Sec. 42.05.752. Notice of on-bill financing agreement and meter**  
10 **conservation charge.** (a) An electric or gas distribution utility that enters into an on-  
11 bill financing agreement shall file notice of the on-bill financing agreement and related  
12 meter conservation charge in the recording district in which the residence or building  
13 subject to the agreement is located. Notice under this subsection does not constitute a  
14 lien on the property, but is intended to give a purchaser of the residence or building  
15 notice that the residence or building is subject to a meter conservation charge. Notice  
16 is considered given if it is sufficient to disclose to prospective purchasers

17 (1) the existence of the meter conservation charge, including the  
18 balance owed under the on-bill financing agreement and the length of time the meter  
19 conservation charge is expected to remain in effect; and

20 (2) a purchaser's obligation to notify a tenant under AS 42.05.754 if  
21 the purchaser leases the property.

22 (b) A utility shall file notice of satisfaction when an on-bill financing  
23 agreement is paid in full. Notice of satisfaction shall be filed in the recording district  
24 in which the residence or building subject to the agreement is located.

25 **Sec. 42.05.753. Transferability of on-bill financing balances to subsequent**  
26 **purchasers.** An electric or gas distribution utility that enters into an on-bill financing  
27 agreement may recover the balance of the costs allowed under the agreement from a  
28 subsequent purchaser of the residence or building in which the renewable energy  
29 system, energy efficiency device, or energy conservation system was installed if the  
30 utility gives notice under AS 42.05.752 that the residence or building is subject to the  
31 agreement.

**Sec. 42.05.754. Rental property.** (a) An electric or gas distribution utility may recover the costs under an on-bill financing agreement for a rental property by assessing a meter conservation charge on the tenant's utility bill only if the

(1) utility, landlord, and tenant agree to the charge in an agreement that provides notice to the landlord of the requirements in (b) of this section; or

(2) tenant occupies a rental unit for which a meter conservation charge was previously assessed on a former tenant's utility bill under (1) of this subsection to recover the costs under an on-bill financing agreement.

(b) Before entering into a rental agreement with a tenant, a landlord shall give the tenant written notice of a meter conservation charge that the tenant could be subject to under (a)(2) of this section. If the landlord fails to give the required notice, the tenant may, for not longer than one-half of the term of the rental agreement, deduct the meter conservation charges paid by the tenant from rent paid.

(c) A utility may enter into an on-bill financing agreement with the tenant of a rental property only if the landlord consents to the agreement.

**Sec. 42.05.755. Third parties; contracting and liability.** (a) An electric or gas distribution utility may contract with a third party to perform functions permitted under AS 42.05.750 - 42.05.754, including financing the purchase and installation costs for a renewable energy system, energy efficiency device, or energy conservation system. A third party shall comply with AS 42.05.750 - 42.05.754.

(b) If the installation, operation, or maintenance of a renewable energy system, energy efficiency device, or energy conservation system is performed by a third party,

(1) the utility is not liable for the installation, operation, or maintenance of the renewable energy system, energy efficiency device, or energy conservation system;

(2) the utility may not provide, nor is there implied, a warranty of merchantability or fitness of the renewable energy system, energy efficiency device, or energy conservation system; and

(3) no action may be brought against the utility related to the failure of the renewable energy system, energy efficiency device, or energy conservation system.

(c) When a utility contracts with a third party to perform administrative or financing functions,

(1) the third party is not liable for the installation, operation, or maintenance of the renewable energy system, energy efficiency device, or energy conservation system;

(2) the third party may not provide, nor is there implied, a warranty of merchantability or fitness of the renewable energy system, energy efficiency device, or energy conservation system; and

(3) no action may be brought against the third party related to the failure of the renewable energy system, energy efficiency device, or energy conservation system.

(d) The provisions of (b) and (c) of this section may not be construed to impair the rights and remedies of a utility customer or landlord of a utility customer against any other parties to a transaction involving the purchase or installation of a renewable energy system, energy efficiency device, or energy conservation system.

**Sec. 42.05.756. Definitions.** In AS 42.05.750 - 42.05.756,

(1) "energy conservation system" includes a fuel-switching system; in this paragraph, "fuel-switching" means the replacement of existing fuel consuming equipment using a particular fuel with more efficient fuel consuming equipment that uses another fuel but does not increase direct greenhouse gas emissions;

(2) "meter conservation charge" means a charge placed on a customer's utility bill by which an electric or gas distribution utility recovers the

(A) costs of the purchase, installation, and financing of a renewable energy system, energy efficiency device, or energy conservation system;

(B) administrative costs of the on-bill financing agreement;

(C) cost of filing notice under AS 42.05.752; and

(D) repayment of costs incurred by a third party that has performed a function under AS 42.05.755;

(3) "on-bill financing agreement" means an agreement entered into under AS 42.05.750.