

POLICY NO. 310
LANDLORD RESPONSIBILITIES

I. OBJECTIVE

Lincoln County Power District No. 1 (Lincoln County Power) provides retail electric service throughout much of Lincoln County, Nevada and to a small portion of Clark County, Nevada. Within the area served, are properties owned by landlords and rented to others for use. Because renters do not own the property at which they receive electric service from Lincoln County Power, there is a significant risk of a renter vacating the rented property without paying for all electric service received. It is the objective of Lincoln County Power to minimize its financial risk when providing electric service to rented properties.

II. POLICY

Given the potential impacts on others of a renter failing to pay for electric service, it is the policy of Lincoln County Power to require (i) renters to provide deposits for electric service and to meet other requirements as set forth in Policy 303, and (ii) to require landlords to provide guarantee of payment for electric service at properties they own that are rented to others for residential, commercial or agriculture purposes.

III. EXPECTATIONS

A. Landlord Defined

For purposes of this Policy, "landlord" means the owner(s) of real property located in the area served by Lincoln County Power to which electric service is provided by Lincoln County Power at one or more delivery points. Agents, representatives, and employees of the owner(s) of the property affected are not landlords under this Policy.

B. Landlord Guarantee

For all property owned by a landlord and leased or rented to others at which electric service is provided by Lincoln County Power, the landlord shall guarantee payment to Lincoln County Power for all electric service provided. The landlord shall be required to enter into a written agreement with Lincoln County Power setting forth the guarantee that they shall provide payment for electric service in the event of a non-payment by the landlord's renters.

C. Late Fees and Penalties

Amounts owed by a landlord for electric service in the event of a non-payment by the landlord's renters shall include applicable late fees and penalties as set forth in Policy 311 and 312.

D. Disconnection and Reconnection of Electric Service

If a service location on the landlord's property is disconnected for non-payment, Lincoln County Power shall not reconnect service until all amounts due and payable to Lincoln County Power have been received.

E. Collections

If a service location on the landlord's property is disconnected for non-payment, Lincoln County Power shall seek collection from the renter, and if Lincoln County Power is successful in recovering any part of the amount owed by the renter to Lincoln County Power after the landlord has provided payment pursuant to the landlord's guarantee, Lincoln County Power shall reimburse the landlord by the amount recovered from the renter, less all costs of the collection action incurred by Lincoln County Power.

F. Right to Lien

Lincoln County Power has the right to place a lien on all real property to which electric service is delivered, in the event of non-payment for that electric service. This right extends to property owned by a landlord and leased or rented to others at which electric service is provided by Lincoln County Power. Should Lincoln County Power be unable to collect amounts owed for electric service from either the renter or the landlord, then Lincoln County Power shall provide the landlord with written notice of its intent to place a lien on the property affected. In the written notice, the landlord shall be given 60 days to provide payment for the amounts owned. Should the landlord fail to provide payment within the prescribed time, Lincoln County Power may initiate steps to place a lien on the property.

IV. LIMITATIONS

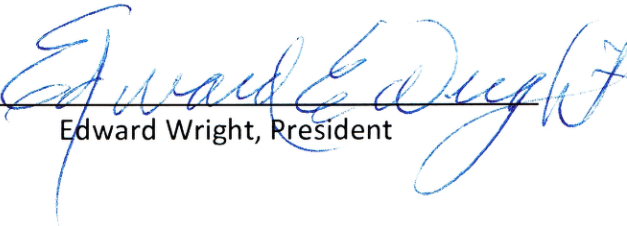
A. Extension to Other Properties Owned by a Landlord

If a service location on the landlord's property is disconnected for non-payment, the provisions of this Policy shall only apply to that specific service location and to that specific property rented by the landlord; and not to all other properties owned by the Landlord that may be rented.

V. RESPONSIBILITY

- A. The general manager shall have primary responsibility to implement this Policy. The general manager shall report to the Board of Trustees on how this Policy is being carried out.
- B. The President of the Board of Trustees shall ensure that this Policy is followed.

Issued by:


Edward Wright, President