

BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

IN THE MATTER OF INTERMOUNTAIN	)	CASE NO. GNR-E-25-03
PACIFIC, LLC’S PETITION FOR	)	
EXEMPTION FROM MASTER METERING	)	
RULE 101 OF THE COMMISSION’S	)	ORDER NO. 36841
MASTER METERING RULES FOR	)	
ELECTRIC UTILITIES	)	

On August 14, 2025, Intermountain Pacific, LLC (“Company”) petitioned the Idaho Public Utilities Commission (“Commission”) requesting an exemption from Rule 101 of the Commission’s Master Metering Rules for Electric Utilities (“Rule 101”), for a development to be built in Meridian, Idaho.

On September 4, 2025, the Commission issued a Notice of Petition and Notice of Modified Procedure, establishing a twenty-one (21) day, deadline for public and Commission Staff (“Staff”) comments, followed by a seven (7) day, deadline for the Company to file reply comments. Order No. 36752.

We now issue this Order granting the Company’s Petition, subject to conditions, as explained herein.

THE APPLICATION

The Company requested an exemption from Rule 101 for a senior housing project located on Linder Rd., in Meridian, Idaho (“Project”). Petition at 2. The Company provided the property’s legal description with its Petition. *Id.* at Exhibit A.

The Company stated the Project had been reviewed and approved by the City of Eagle. *Id.* at 2. It submitted copies of the recorded Development Agreement and the City of Eagle’s approvals in support of its request. *Id.* at Exhibit B.

The Company asserted that the Commission’s rules governing metering in multi-occupant residential buildings posed challenges to the Project’s goal of providing residents with a single, consolidated bill from the Company, thereby eliminating the need for multiple invoices from different service providers. *Id.* at 2. The Company stated that, even if individual metering were required, it would still be responsible for administering the electric bills and payments for all units. *Id.* at 3.

The Company indicated that the Project would be constructed with energy-efficient features designed to ensure equitable and efficient energy use among residents. *Id.* at 3-4. The Company also expressed its willingness to comply with any conditions of approval the Commission might impose. *Id.* at 4. The Company recommended that the Commission consider conditions such as: limiting the exemption to periods during which the Project operates as an independent living, assisted living, memory care, or similar institutional-type facility; requiring that the exemption terms be recorded with the Ada County Recorder's Office to provide notice to prospective purchasers, tenants, or guests; and mandating disclosure of the exemption terms in private agreements between residents and the Project. *Id.*

STAFF COMMENTS

Staff recommended that the Commission deny the Company's Petition seeking an exemption from Rule 101, which prohibits master metering in multi-occupant residential buildings. Staff Comments at 3. Staff believed that the Company had not satisfied the requirements of Rule 101 because the facility's heating and air-conditioning systems were not designed for central control and instead allowed residents to directly manage their individual electrical usage for heating and cooling. *Id.* at 2-3. Staff argued that this design was inconsistent with the provisions of Rule 101 and therefore recommended that the Commission deny the requested exemption. *Id.* at 3.

COMPANY REPLY

In response to Staff's Comments, the Company acknowledged that its proposal was not consistent with Rule 101, emphasizing that this inconsistency was precisely the reason for submitting the Petition. Company Reply Comments at 2. The Company believed that Staff's analysis should not have centered on whether the Project complied with Rule 101, but rather on prior Commission Orders in which similar exemptions had been granted under comparable circumstances. *Id.*

The Company reaffirmed its position that an exemption was appropriate in this case and cited three prior Commission Orders where exemptions were approved for facilities such as assisted living developments. *Id.* at 3. The Company further contended that Staff should have taken these precedents into account when formulating its recommendation. *Id.* at 4.

COMMISSION FINDINGS AND DECISION

The Commission has jurisdiction over this matter under Title 61 of the *Idaho Code*; the Commission's Rules of Procedure, IDAPA 31.01.01.000 and the Commission's Master-Metering Rules for Electric Utilities, IDAPA 31.26.01.000 *et. seq.*

IDAPA 31.26.01.101 provides: "Non-transient tenants living in multi-occupant residential buildings connected for electric service after July 1, 1980, containing an electric space heating, water heating, or air-conditioning (space cooling) unit that is not centrally controlled and for which the dwelling unit's tenants individually control electric usage will be individually metered and billed by the electric utility."

The Commission has previously stated that "the primary reason that master-metering was prohibited was to encourage conservation by providing direct signals (through individual metering and billing) to consumers regarding their use." Order No. 26451 (*quoting* Order No. 23936).

Historically, the Commission has granted exemptions from its Master-Metering Rules for Electric Utilities to senior living and institutional care facilities when petitioners have demonstrated that individual billing would not effectively promote energy conservation among residents and that the facility's design includes adequate energy efficiency measures. Having reviewed the record, we find that the characteristics of this Project do not support the effective use of individual metering and billing as a means to encourage conservation. Furthermore, the Company has proposed to implement sufficient energy efficiency features to fulfill the primary objectives of the master-metering rules. Accordingly, we find it reasonable to approve the requested exemption from Rule 101 of the Commission's Master-Metering Rules for Electric Utilities, subject to specified conditions.

- 1) The exemption from the prohibition of master-metering applies only so long as the facility is used for assisted living or similar institutional type care-giving;
- 2) The Project continue to incorporate energy efficiency measures into the Project; and
- 3) The terms of this exemption are recorded at the Ada County Recorder's office in a manner that would put any prospective purchaser of the facility on notice to the terms of this exemption.

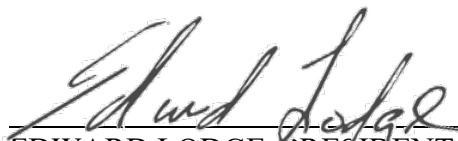
ORDER

IT IS HEREBY ORDERED that the Company's request for an exemption from Rule 101 of the Commission's Master-Metering Rules for Electric Utilities is granted for the Project located

on Linder Rd., in Meridian, Idaho, subject to the three conditions set forth above in the Commission's Findings and Decision.

THIS IS A FINAL ORDER. Any person interested in this Order may petition for reconsideration within twenty-one (21) days of the service date of this Order about any matter decided in this Order. Within seven (7) days after any person has petitioned for reconsideration, any other person may cross-petition for reconsideration. *See Idaho Code* § 61-626.

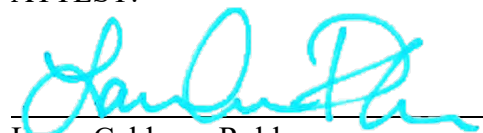
DONE by Order of the Idaho Public Utilities Commission at Boise, Idaho this 10th day of November 2025.


EDWARD LODGE, PRESIDENT


JOHN R. HAMMOND JR., COMMISSIONER


DAYN HARDIE, COMMISSIONER

ATTEST:


Laura Calderon Robles
Interim Commission Secretary

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