PENNSYLVANIA
PUBLIC UTILITY COMMISSION
HARRISBURG, PA 17120

Public Meeting held August 27, 2026

Commissioners:

Stephen M. DeFrank, Chairman
Kimberly Barrow, Vice Chair
Kathryn L. Zerfuss
John F. Coleman, Jr.
Ralph V. Yanora

Duquesne Light Company
Supplement No. 106 to
Tariff Electric - Pa. P.U.C. No. 25

R-2026-3063446

ORDER

BY THE COMMISSION:

On June 18, 2026, Duquesne Light Company (Duquesne Light), Utility Code 110150, filed Supplement No. 106 to Tariff Electric – Pa. P.U.C. No. 25 (Supplement No. 106) with the Pennsylvania Public Utility Commission (Commission) to become effective August 17, 2026. On July 7, 2026, Duquesne Light filed Supplement No. 109, postponing the effective date to August 27, 2026. Duquesne Light filed Supplement No. 106 to establish Rider No. 24, Commercial to Residential Conversion Pilot (Rider No. 24). For the reasons expressed in this Order, the Commission approves Supplement No. 106 consistent with this Order.

Duquesne Light states that Rider No. 24 would establish a Pilot with limited participation intended to facilitate the conversion of eligible commercial or mixed-use buildings into multi-unit residential properties by allowing participating projects to retain portions of their existing commercial electrical infrastructure. The company states that the Pilot is intended to evaluate the operational feasibility, customer impacts, and regulatory considerations associated with a proposed subtractive metering configuration while supporting redevelopment efforts and the creation of new housing. Proposed Rider No. 24 explains the Pilot's: Purpose*,* Description*,* Applicability*,* Special Terms and Conditions, and the Continuation of Service upon Termination*.*

Rider No. 24's Purpose section sets forth the eligibility requirements, terms, and conditions applicable to commercial customers, electing to collaborate with Duquesne Light. Pilot participation is limited to current commercial or mixed-use properties proposed for full or substantial multi-unit residential conversion and requires participants to sign a Customer Agreement. The Pilot Description explains that participating customers will support the conversion of underutilized commercial buildings into residential housing without extensive reconstruction of existing commercial-voltage electrical infrastructure. Participation is limited to those customers, project locations, and electrical configurations identified in the executed Customer Agreement unless otherwise approved by the company. The Pilot Applicability section establishes the eligibility requirements for participation. To qualify, a customer must be the non-residential account holder for electric service at the project location, own or lease the property, and possess authority to execute the Customer Agreement. Eligible projects must be situated within the Downtown Pittsburgh Business Improvement District[1]. However, Duquesne Light may, upon customer request and after considering project location and anticipated housing impacts, waive this geographic requirement at its sole discretion. The project must involve the conversion of commercial or mixed-use buildings to multi-unit

[1] https://downtownpittsburgh.com/about-pdp/downtown-pittsburgh-business-improvement-district/

residential use, produce net new residential units, and rely on existing 277/480-volt commercial service that requires substantial redesign under traditional metering approaches. Projects must also demonstrate committed public financial support that includes an affordable-housing component, provide electric heating for all residential units, and commence construction within six months following execution of the Customer Agreement.

The Special Terms and Conditions section requires participating projects to utilize a subtractive metering configuration consisting of a Parent Residential Meter, Floor Aggregation Meter or House Meter, installed to measure the aggregate residential usage by floor and capture transformer losses for the subtractive metering calculations. Duquesne Light will provide the required metering equipment, while customers remain responsible for installing, maintaining, and repairing customer-owned electrical equipment necessary to support the approved metering configuration. Pursuant to Rider No. 24, residential tenants will continue to receive individual electric bills, while participating customers remain responsible for electricity supplied through the Parent Residential Meter, including internal line losses, and for service provided through the House Meter. Separately metered commercial tenants will continue to receive service under the company's applicable tariff.

Rider No. 24 further provides that customers are responsible for submitting all required engineering documentation, complying with the company's installation requirements, paying non-standard service costs associated with the Pilot, maintaining Continuance of Service Agreements for Individual Residential Meters, and granting the company appropriate access to metering equipment and related facilities. Additionally, internal electrical losses occurring downstream of the company's delivery point remain the financial responsibility of the participating customer.

The Continuation of Service upon Termination section provides that customers participating in the Pilot at the time it expires or is discontinued may continue to receive service under Rider No. 24 until they voluntarily withdraw, fail to comply with the applicable tariff provisions, or the Commission approves a successor tariff or otherwise modifies or discontinues the service. No additional customers may enroll following termination of the Pilot absent further Commission authorization.

The company states that the Pilot will not increase rates for existing customers and is expected to facilitate redevelopment of underutilized commercial buildings, expand residential electric service opportunities, and generate only de minimis incremental revenues. Duquesne Light further states that the proposal reflects consideration of technical feasibility, customer impacts, safety, regulatory compliance, stakeholder input, and economic development objectives. The company also submitted various community letters of support[2].

Duquesne Light served copies of the filing upon the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, and the Office of Small Business Advocate. No protests or comments were filed, and no hearings were held.

We find that Rider No. 24 establishes reasonable eligibility requirements, metering provisions, and operational safeguards for a limited Pilot program intended to facilitate commercial-to-residential redevelopment projects while maintaining safe and reliable electric service. The Pilot is limited in scope, participation is subject to clearly defined terms and conditions. Accordingly, we will permit Supplement No. 106 to Tariff Electric – Pa. P.U.C. No. 25 to become effective on August 27, 2026.

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[2] Greater Pittsburgh Chamber of Commerce; BOMA Pittsburgh; ForeFront Redevelopment Group; Oxford Development; Pittsburgh Downtown Partnership; and the Regional Industrial Development Corporation.

Approval of this filing does not constitute a determination that the tariff is lawful, just, or reasonable, but only that suspension or further investigation does not appear warranted at this time; **THEREFORE**,

IT IS ORDERED:

1. That Duquesne Light Company's Supplement No. 106 to Tariff Electric - Pa. P.U.C. No. 25, shall be permitted to go into effect on August 27, 2026.

2. That this Order is without prejudice to any issues that may be raised by any party with respect to the tariff changes implemented by Duquesne Light Company's Supplement No. 106 to Tariff Electric - Pa. P.U.C. No. 25, in future proceedings.

3. That a copy of this Order shall be served upon Duquesne Light Company, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate.

4. That the proceeding at Docket No. R-2026-3063446 be closed.

BY THE COMMISSION,

Matthew L. Homsher

Matthew L. Homsher
Secretary

(SEAL)
ORDER ADOPTED: August 27, 2026
ORDER ENTERED: August 27, 2026