

# Xcel Energy Is Penalizing Small Businesses Which Offer Workplace Charging

Golden Real Estate is proud — if I say so myself — of having a Net Zero Energy meaning that our solar photovoltaic panels produce all the electricity needed to heat, cool and power our office as well as to the charge the five Teslas owned by our agents and me and offering free EV charging to the general public. (We have four EV charging stations at our office — two for our own use and two for the public.)



Meanwhile, Xcel Energy boasts that it is moving in the direction of 100% renewable energy and facilitating the adoption of electric vehicles. A big part of that is promoting “workplace charging.” Xcel is right to promote workplace charging over, say, charging stations at retail stores, because cars are parked for up to 8 hours at one’s workplace — long enough to fully

## Are More Contracts Falling Because of Bidding Wars?

A contract on one of my listings fell on inspection last week, but the buyer would not say why and would not release the inspection report. Meanwhile, the inspector had met the seller during the inspection and expressed shock when told that the contract was terminated. The logical conclusion was that the contract fell due to buyer’s remorse, i.e., a change of mind about buying the home.

The buyer and their agent could have simply stated that, because it’s a perfectly valid reason for terminating under the inspection contingency. It practically says as much in the contract itself. (By the way, the home quickly went under contract again with a new buyer.)

The seller asked me how common buyer’s remorse terminations are, given the way buyers are being

justly charge almost any EV using a standard Level 2 (240V) charging station. So why is Xcel Energy penalizing small companies like Golden Real Estate which have already installed workplace charging stations for EVs?

As stated above, we generate all the electricity needed at our office on South Golden Road. Until this March, our monthly Xcel bill was under \$11 every month — the cost of being connected to Xcel’s electric grid.

But now our Xcel bill is over \$300 per month, even though we are still generating all the electricity we use. How can that be? It’s because one day in March we drew over 30,000 watts of energy during a single 15-minute period, converting us automatically from standard “commercial” service to “demand” service. That means that in addition

rushed into making purchase decisions (at inflated prices) due to bidding wars.

So I did some research and found that contracts are *not* falling at a statistically significant higher rate than they did, say, two years ago during the same week.

Here are the specifics from my research on REcolorado.com:

Of the **100 highest priced closings** in early July that were on the market 1 to 20 days, **8%** had a contract fall before a successful closing. During the same time period in 2019, **7%** listings had a fallen contract before their successful closing.

Of the **100 lowest priced closings** in early July that were on the MLS 1 to 20 days, **15%** had a contract fall, compared to the same time period in 2019, when **16%** had a contract fall before a successful closing.

to the charges for electricity consumption, we are now charged for the highest amount of electricity that we draw during each month.

So our electric bill at Golden Real Estate is now over \$300 per month regardless of the amount of actual electricity we consume during any particular month. To put it in numbers, we are charged about \$15 per kilowatt for peak demand, and our monthly maximum draw of power is usually about 20 kilowatts. Thus, we are charged \$300 each month even though our net consumption of electricity is zero!

The only way we could draw over 25 kW of electricity at a given time is because we are charging cars at all four charging stations, something Xcel says they want to encourage.

When I communicated my dilemma to Xcel Energy, the response was to tell me that they’re introducing a new EV charging tariff later this summer. Unfortunately, the tariff requires that Xcel install the charging stations and offers nothing to those of us who were early adopters and already have charging stations in place.

Under Xcel’s proposed EV tariff, my penalty would drop to a little over \$100 per month.

The logical solution would be for Xcel to modify its commercial tariff to make the demand threshold 50 or 75 kW instead of 25 kW for forcing small businesses like us into their demand tariffs.

## Now some good news.

I made these same arguments during public comments at a May 13th virtual hearing before an administrative law judge (ALJ) adjudicating an Xcel Energy rate case. This Monday, that ALJ published his ruling and cited my own testimony in ordering Xcel to increase its demand threshold to 50 kW.

I had made the same argument a couple years ago during public comments at a regular PUC meeting, but I got no satisfaction at that time, so I wasn’t expecting to be more successful this time, but I was.

Ironically, I had already written this column with no clue that the ruling was about to be handed down. Indeed, this column was uploaded to three other newspapers Monday morning without this news.

The ALJ’s ruling has a few more steps before it is finalized. Parties to the case can make final pleas and seek Commission reconsideration, akin to last ditch arguments, but I’m hopeful that my Xcel bill will return to \$10.26/month soon.

## Just Listed: One-of-a-Kind Applewood Home

Located on a hill in Lakewood’s portion of Applewood, this 4-bedroom, 2-office custom ranch at **1930 Tabor Street** was built to the design of its owner/architect, Richard Wolfe. As you enter, you’re immediately struck by the spacious feeling from the high ceilings (up to 16’). Multiple skylights and windows flood the main floor with sunlight. The stairs are in the center, offering a circular flow — great for entertaining. A vine covered pergola connects the home to its detached 2-car garage with its 240-Volt outlet for EV charging and attached carport. A gravel drive encircles this home’s 0.57-acre lot, adding charm to the beautiful landscaping and secluded yard shown in my video tour at [www.ApplewoodHome.info](http://www.ApplewoodHome.info). The home’s passive-solar design and 2x6 framing make it highly efficient, too. Hot water radiant floor heating on the main floor and baseboard hot water heat in the basement combine with evaporative cooling to make this home extra comfortable. **Open Sat. 11-1.**



## New Listing: Like-New Bungalow in West Denver



This 2-bedroom, 1-bathroom bungalow at **847 S. Newton Street** is in the up-and-coming Westwood neighborhood, across from Castro Elementary School. The kitchen has stainless steel appliances, and there are hardwood floors throughout, new windows, and new central air conditioning and furnace. The washer and dryer are included.

There is a covered front porch, and a back patio to BBQ and entertain friends. There is a 9'x10' storage shed in the large backyard and plenty of room to add a garage. More at [www.DenverHome.info](http://www.DenverHome.info). Call your agent or **David Dlugasch**, the listing agent, at **303-908-4835** for a private showing.

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