PSC NO: 10 – Electricity
Consolidated Edison Company of New York, Inc.
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GENERAL RULES

24. Service Classification Riders (Available on Request) - Continued

RIDER J - BUSINESS INCENTIVE RATE - Continued

(B) Business Incentive Rate ("BIR") Program Components and Availability – Continued

(2) New and Vacant Program: This BIR component is available to Customers served in New Premises (i.e., a building that is a new construction, not an addition or extension) or Vacant Premises (i.e., a previously occupied building where at least 75 percent of the rentable commercial square foot area has been unoccupied for twelve consecutive months out of the 24 months preceding the first application for service under this Rider in such building). To receive BIR under the New and Vacant Program, the Customer must receive either a Substantial Real Property Tax Incentive or ESCP energy rebates.

"Substantial Real Property Tax Incentive" is defined as a tax incentive of at least five-years' duration established under either Section 485-b of the New York State Real Property Tax Law (in localities outside New York City) or Title 2-C or 2-D of the New York State Real Property Tax Law (in New York City) or under a similar provision of law providing such real property tax relief incentives for the express purpose of job development.

(3) Biomedical Research Program: This BIR component is available to Customers that are not-for-profit institutions occupying newly constructed or converted space contained within newly constructed buildings, or space in additions to or renovations in existing buildings, where such space is solely or predominantly used for Biomedical Research.

"Biomedical Research" is defined as research and development on use of cellular and molecular processes with a goal of creating products and solving health-related problems. Biomedical Research includes research and development within the following disciplines: bioscience (adapting traditional research to commercial goals, studying the molecular, cellular and genetic causes of disease); biomedical and biological engineering (integrating physical, chemical, mathematical, computational science, and engineering principles to study biology, medicine, behavior and health); genomics (treatments based upon genetic manipulation); research instrumentation (screening, analysis, and computing used to assist in the research of disease and development of medicines and other treatments); translational medicine (application of research findings to commercially viable product development and to treatments that are directly applicable to human diseases); drug development (including research, development, and manufacturing of medicines and drug delivery); clinical research (studies of patient populations, analysis of treatments, and clinical trials); biomedical device development (development and manufacturing of medical instrumentation, supplies, imaging tools, and therapeutic devices); and biopharmacology (direct application of research to development of drug treatments).