

(III) A PERSON WHO TRANSMITS OR DISTRIBUTES ELECTRICITY WITHIN A SITE OWNED BY THE PERSON OR THE PERSON'S AFFILIATE THAT IS INCIDENTAL TO A PRIMARILY LANDLORD-TENANT RELATIONSHIP.

[(g)] (1) "Electric plant" means the material, equipment, and property owned by an electric company and used or to be used for or in connection with electric service.

(J) (1) "ELECTRICITY SUPPLIER" MEANS A PERSON:

(I) WHO SELLS:

1. ELECTRICITY;
2. ELECTRICITY SUPPLY SERVICES;
3. COMPETITIVE BILLING SERVICES; OR
4. COMPETITIVE METERING SERVICES; OR

(II) WHO PURCHASES, BROKERS, ARRANGES, OR MARKETS ELECTRICITY OR ELECTRICITY SUPPLY SERVICES FOR SALE TO A RETAIL ELECTRIC CUSTOMER

(2) "ELECTRICITY SUPPLIER" INCLUDES AN ELECTRIC COMPANY, AN AGGREGATOR, A BROKER, AND A MARKETER OF ELECTRICITY.

(3) "ELECTRICITY SUPPLIER" DOES NOT INCLUDE:

(I) THE FOLLOWING PERSONS WHO SUPPLY ELECTRICITY AND ELECTRICITY SUPPLY SERVICES SOLELY TO OCCUPANTS OF A BUILDING FOR USE BY THE OCCUPANTS:

1. AN OWNER/OPERATOR WHO HOLDS OWNERSHIP IN AND MANAGES THE INTERNAL DISTRIBUTION SYSTEM SERVING THE BUILDING; OR
2. A LESSEE/OPERATOR WHO HOLDS A LEASEHOLD INTEREST IN AND MANAGES THE INTERNAL DISTRIBUTION SYSTEM SERVING THE BUILDING; OR

(II) A PERSON WHO GENERATES ON-SITE GENERATED ELECTRICITY.

[(h)] (K) (1) "Gas company" means a public service company that:

(i) is authorized to install or maintain facilities in, over, or under streets for furnishing or distributing gas; or

(ii) owns a gas plant and:

1. transmits, sells, supplies, or distributes artificial or natural gas; or
2. manufactures gas for distribution or sale.