

HPD M&O Standards for Electric Buildings - 2025 (final)

Standards are per/room. per/ year.

HPD's Utility Allowance schedules, and the full HDC M&O Standard can be found here -->

[Underwriting Electric and High-Performance Buildings - HPD](#)

M&O Standards for owner-paid expenses - PRESERVATION, 2025				Comments/ Source
Electricity, Air Conditioning & Cooking - Select All That Apply	2025 Final	REDi Scope 3	Passive House	
Common Area Electricity: Retrofits	\$215	n/a	n/a	HDC 2025 M&O Expense Guidelines
Apartment Air Conditioning (add this only if cooling is paid by owner).	\$108	\$97	\$86	HDC 2025 M&O Expense Guidelines
Space Heating - Preservation - Electric				
Space Heating - Electric Heat Pump: Retrofits	\$256	\$205	\$154	HDC 2025 M&O Expense Guidelines
Space Heating - Electric Heating in Common Areas when tenants pay	\$26	\$21	\$16	Assumes 10% for common area.
Space Heating - Gas: Retrofits*	\$204	n/a	n/a	HDC 2025 M&O Expense Guidelines
Domestic Hot Water (DHW) - All Types				
DHW - Central Electric Hot Water Heat Pump	\$187	n/a	n/a	HDC 2025 M&O Expense Guidelines
DHW - Partial Electrification of Hot Water: Retrofits*	\$162	n/a	n/a	Assumes 50% of load is electrified
DHW - Gas: Retrofits*	\$136	n/a	n/a	HDC 2025 M&O Expense Guidelines
Repairs & Replacement				
Add'l Cost for Electric Buildings: Retrofits	\$100	n/a	n/a	HDC 2025 M&O Expense Guidelines
Solar (when offsetting common area electricity)				
When offsetting common area electricity, underwrite:	50%	of Year One Savings		HPD Program

*Note that gas costs vary depending on gas utility, trending significantly higher in Con Ed territory, lower in National Grid territory. These standards are historical averages across both territories. This is important because electrification is much more favorable, under today's rates, in Con Ed Gas territory (Manhattan, Bronx and parts of northern Queens).

M&O Standards for owner-paid expenses - NEW CONSTRUCTION, 2025				Comments/ Source
Electricity, Air Conditioning & Cooking - Select All That Apply	2025 Final	REDi	Passive	
Common Area Electricity: New Construction	\$200	n/a	\$200	HDC 2025 M&O Expense Guidelines
Apartment Air Conditioning (add this only if cooling is paid by owner).	\$108	n/a	\$86	HDC 2025 M&O Expense Guidelines
Space Heating - New Construction				
Space Heating - Electric Heat Pump: New Construction	\$197	n/a	\$118	HDC 2025 M&O Expense Guidelines
Space Heating - Electric Heating in Common Areas when tenants pay	\$20	n/a	\$12	Assumes 10% for common area.
Domestic Hot Water (DHW) - All Types				
DHW - Central Electric Hot Water Heat Pump	\$187	n/a	n/a	HDC 2025 M&O Expense Guidelines
DHW - Gas: New Construction	\$128	n/a	n/a	HDC 2025 M&O Expense Guidelines
Repairs & Replacement				
Add'l Cost for Electric Buildings: New Construction	\$100	n/a	n/a	HDC 2025 M&O Expense Guidelines
Solar (when offsetting common area electricity)				
When offsetting common area electricity, underwrite:	75-80%	of Year One Savings		HPD Program

*Passive House projects may either use the Passive House M&O for heating & cooling, or may use the Underwriting to High Performance Worksheet, but not both.