Department of Housing Preservation & Development

2026 New York City Utility M&O Standards for HPD Projects: New Construction and Preservation

Standards are based on HDC and CPC M&O Standards and are per/room/year (where # rooms = # bedrooms + 2 (Note: studios = 2 rooms, SRO = 1.5 rooms)
For electric standards, calculations were modelled assuming SC-9 Rate 1. More favorable rates may be available.
The corresponding Utility Allowances, plus all referenced M&O Standards as well as HPD's Electric Heat Policy and HPD's Underwriting High Performance Worksheet can be found here: https://www.nyc.gov/site/hpd/services-and-information/underwriting-electric-high-performance-buildings.page

2026 M&O Standards for New Construction* (based on HDC's M&O tables) *See Page 2 for Preservation*

	Select one from each category	Typical	Passive House*	Notes and Comments. M&O standards are based on HDC M&O Standards and exclude commercial spaces.
	Heating	*per/ room/ yr*	*per/ room/ yr*	***Click here to access the most recent Utility Allowance Table & HPD's Electric Heating Policy***
1	Heating - Electric (Heat Pump)	**$206**	**$124**	*Passive House assumes 40% discount on electric heating use.*
2	Heating - Common Areas (when residents pay for heating via Utility Allowance*)	~10% of above	~10% of above	*Use only when residents pay for heating using the applicable Utility Allowance** *Resident-paid heat is only allowed per HPD's Electric Heat Policy and w/ HPD Permission.*
	Cooling			
1	Owner-Paid Cooling (if applicable)	**$113**	**$90**	*Use only when owner pays for cooling in apartments. Not currently enabled for projects with PB S8 units*
2	N/A (Cooling paid by resident via Utility Allowance)	*n/a*	*n/a*	*Use the "Apartment Electric: Typical (if resident pays for cooling)" Utility Allowance**
	Hot Water			
1	Hot Water - Electric (Heat Pump)	**$198**	**$198**	*Not allowed for non-Heat Pump Electric Hot Water.*
2	N/A (Hot Water paid by resident via Utility Allowance)*	*n/a*	*n/a*	*Use the "Electric Hot Water Heat Pump" or "Electric Hot Water, non-Heat Pump" Allowance** *Resident-paid hot water is only allowed per HPD's Electric Heat Policy and w/ HPD Permission.*
	Electric - Common Areas			
1	Common Area Electric	**$210**	**$210**	*Costs may be higher for projects with atyical common area square footage. The standard assumes a Residential Efficiency of 85%*
	Electric - Apartments			
1	Apartment Electric - Master-metered Electricity (draft)	**$429**	**$429**	*Use for master metered buildings. Draft (rev Sept '26). Not published by HDC.*
2	N/A (Electric paid by resident via Utility Allowance)	*n/a*	*n/a*	*Use the "Apartment Electric: Typical (if resident pays for cooling)" Allowance** or "Apartment Electric: Excludes Air Conditioning (if owner pays for cooling)" Allowance**
	Cooking			
1	Apartment Electric - Master-metered Cooking	**$80**	**$80**	*Use only when owner pays for electric cooking in apartments*
2	N/A (Cooking paid by resident via Utility Allowance)	*n/a*	*n/a*	*Use the "Electric Cooking (aligns w/ NYCHA)" Allowance**
	Water & Sewer			
1	Water & Sewer	**$325**	**$325**	*Note that project may be eligible for MWAP, although underwriting does not change*

**Projects may underwrite to custom standards w/ permission of HPD Sustainability (e.g. for atypical building layout, system type or historical utility usage) and supporting documentation (e.g., historic usage or energy model) is available. Passive House projects may utilize HPD's Underwriting High Performance Buildings worksheet.*
***The corresponding Utility Allowances, plus all referenced M&O Standards as well as HPD's Electric Heat Policy and HPD's Underwriting High Performance Worksheet can be found here: https://www.nyc.gov/site/hpd/services-and-information/underwriting-electric-high-performance-buildings.page*

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2026 M&O Standards for Preservation* (based on CPC M&O Standards) *See Page 1 for New Construction*

	Select one from each category	Typical Bldgs	REDi Scope 3	Notes and Comments. M&O standards are based on CPC M&O Standards and exclude commercial spaces.
	Heating	*per/ room/ yr*	*per/ room/ yr*	***Click here to access the most recent Utility Allowance Table & HPD's Electric Heating Policy***
1	Heating - Electric (Heat Pump)	**$285**	**$228**	*REDi Scope 3 assumes a 20% discount to heating*
2	Heating - Gas, Con Ed	**$275**	**$275**	*Con Ed serves MN, BX and northern QNS*
3	Heating - Gas, National Grid	**$235**	**$235**	*National Grid serves BK, SI and most of QNS*
4	Heating - Oil	**$495**	**$495**	*If only heating uses oil, assume 60% of the Heating - Oil standard*
5	Heating - Common Areas (when residents pay for heating via Utility Allowance*)	*~10% of above*	~10% of above	*Use only when residents pay for heating using the applicable Utility Allowance** for heating. *Resident-paid heat is only allowed per HPD's Electric Heat Policy and w/ HPD Permission.*
	Cooling			
1	Owner-Paid Cooling (if applicable)	**$113**	**$113**	*Use only when owner pays for cooling in apartments - unless apartment is master metered Not currently enabled for projects with PB S8 units*
2	N/A (Cooling paid by resident via Utility Allowance or if apartments are master metered)	*n/a*	*n/a*	*Use the "Apartment Electric: Typical (if resident pays for cooling)" allowance*
	Hot Water			
1	Hot Water - Electric (Heat Pump)	**$210**	**$210**	*Not allowed for non-Heat Pump Electric Hot Water, as costs are signficantly higher*
2	Hot Water - Gas, Con Ed	**$180**	**$180**	*Con Ed serves MN, BX and northern QNS*
3	Hot Water - Gas, Nationtal Grid	**$160**	**$160**	*National Grid serves BK, SI and most of QNS*
4	Hot Water - Oil	*Included w/ Heating - Oil*		*If only hot water uses oil, assume 40% of the Heating - Oil standard (above)*
5	N/A (Hot Water paid by resident via Utility Allowance)*	*n/a*	*n/a*	*Use the "Electric Hot Water Heat Pump" or "Electric Hot Water, non-Heat Pump" Allowance** *Resident-paid hot water is only allowed per HPD's Electric Heat Policy and w/ HPD Permission.*
	Electric - Common Areas			
1	Common Area Electric (Walk-up buildings)	**$225**	**$225**	*Costs may be higher for projects with atyical common area square footage. The standard assumes a Residential Efficiency of 85%*
2	Common Area Electric (Elevator buildings)	**$250**	**$250**	*"*
	Electric - Apartments			
1	Apartment Electric - Master-metered Electricity (draft)	**$429**	**$429**	*Includes cooling but not cooking. Use for master metered buildings, unless actual utility data is available. Draft (rev Sept '26). Not published by CPC.*
2	N/A (Electric paid by resident via Utility Allowance)	*n/a*	*n/a*	*Use the "Apartment Electric: Typical (if resident pays for cooling)" or "Apartment Electric: Excludes Air Conditioning (if owner pays for cooling)" Allowance**
	Cooking			
1	Apartment Electric - Master-metered Cooking	**$80**	**$80**	*Use only when owner pays for electric cooking in apartments*
2	N/A (Cooking paid by resident via Utility Allowance)	*n/a*	*n/a*	*Use the "Electric Cooking (aligns w/ NYCHA)" or other applicable cooking Allowance**
	Water & Sewer			
1	Water & Sewer	**$355**	**$355**	*Note that project may be eligible for MWAP, although underwriting does not change*
	Repairs & Replacement Adder for Electric Buildings			
1	Adder for Electric Buildings	**$100**	**$100**	*Use when heating and/or hot water is Electric*

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