

HPD M&O Standards for Electric Buildings - 2026

Standards are per/room, per year (where # rooms = # bedrooms + 2)

For electric standards, calculations were modelled assuming SC-9 rate 1.

HPD's Utility Allowance schedules, and the full M&O Standards can be found on HPD's website here --> [Underwriting Electric and High-Performance Buildings - HPD](#)

M&O Standards for owner-paid expenses - PRESERVATION, 2026 (per CPC)				Comments/ Source
Electricity, Air Conditioning & Cooking - Select All That Apply	2026 Final	REDi Scope 3	Passive House*	
Common Area Electricity: Retrofits, walkup	\$225	n/a	n/a	Per CPC
Common Area Electricity: Retrofits, elevator buildings	\$250	n/a	n/a	Per CPC
Apartment Air Conditioning (add this only if cooling is paid by owner)*	\$116	\$99	\$88	HPD/ NYCHA. *Note that owner-paid cooling cannot be recognized for Section 8 units.
Space Heating - Preservation - Electric				
Space Heating - Electric Heat Pump	\$285	\$219	\$153	Per CPC. REDI assumes 20% reduction, Passive House assumes 40%
Space Heating - Electric Heating, common areas only (if heated)	\$29	\$20	\$15	Calculated, assumes 10% of the above
Space Heating - Gas, Con Ed	\$275	n/a	n/a	Per CPC
Space Heating - Gas, Nat Grid	\$235	n/a	n/a	Per CPC
Domestic Hot Water (DHW) - All Types				
DHW - Central Electric Hot Water Heat Pump	\$210	n/a	n/a	Per CPC
DHW - Gas, Con Ed	\$180	n/a	n/a	Per CPC
DHW - Gas, Nat Grid	\$160	n/a	n/a	Per CPC
Repairs & Replacement				
Add'l Cost for Electric Buildings	\$100	n/a	n/a	Allowance, per HPD and HDC
Solar (when offsetting common area electricity)				
When offsetting common area electricity, underwrite:	50%	of Year One Savings		

*Buildings may consider modelled costs based on historic usage and HPD-approved energy modelling.

M&O Standards for owner-paid expenses - NEW CONSTRUCTION, 2026 (per HDC)				Comments/ Source
Electricity, Air Conditioning & Cooking - Select All That Apply	2026 Final	REDi Scope 3	Passive House*	
Common Area Electricity: New Construction	\$210	n/a	\$210	Per HDC
Apartment Air Conditioning (add this only if cooling is paid by owner)*	\$116	n/a	\$88	HPD/ NYCHA. *Note that owner-paid cooling cannot be recognized for Section 8 units.
Space Heating - New Construction				
Space Heating - Electric Heat Pump: New Construction	\$207	n/a	\$118	HPD
Space Heating - Electric Heating, common areas only	\$21	n/a	\$12	Calculated, assumes 10% of the above
Domestic Hot Water (DHW) - All Types				
DHW - Central Electric Hot Water Heat Pump	\$198	n/a	n/a	HPD
Solar (when offsetting common area electricity)				
When offsetting common area electricity, underwrite:	75-85%	of Year One Savings		HPD Program to make final determination

*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.