



The Community Preservation Corporation

220 East 42nd St, 16th Floor
New York, New York 10017

The Community Preservation Corporation
New York City M&O Standards for 2026

Category	Standard	
Collections/Vacancy:	5.00%	vacant buildings or new construction
	10.00%	preservation deals without excellent collections history
Management:	6.50%	of EGI
	8.00%	Of EGI for coops, LIHTC & supportive
Payroll:	\$1,785	per unit
	\$2,310	per unit for union or prevailing wage
Cleaning & exterminating:	\$160	per room
Heat – Gas:	\$275	per room for Con Ed
	\$235	per room for National Grid
Heat – Electric:	\$285	per room
Heat and Hot Water – Oil:	\$495	per room
Hot water – Electric:	\$210	per room
Hot Water – Gas:	\$180	per room for Con Ed
	\$160	per room for National Grid
Common Electric:	\$225	per room for walk-up,
	\$250	per room for elevator
Water Sewer:	\$355	per room
Insurance:	\$2,070	per unit for buildings with greater than 20 units
	\$2,300	per unit for buildings less than 20 units
Elevator:	\$10,000	per cab (or pursuant to elevator contract)
Repair & Replacement:	\$1,315	per unit (includes painting)
Legal:	\$380	per unit
Accounting:	\$2,100	buildings less than 20 units, unaudited
	\$4,200	buildings greater than 20 units, unaudited
	\$15,000	audited (LIHTC & Coops)
Benchmarking:	\$600	per project/building (or pursuant to contract)
Building Reserve:	\$375	per unit