

HPD 2025 Utility Allowance Table - final

The following table outlines the Utility Allowances that are available for use in certain HPD Programs with the following restrictions:

The HPD Non-Green Allowances: Non-Heat Pump Electric Heating & Hot Water replace NYCHA's allowances but these technologies are not allowed in HPD-financed Preservation and New Construction

Note that resident-paid heating and hot water is limited to certain HPD-financed Programs, and prior HPD permission is always required.

[Note that all projects must comply with the most current version of HPD's Electric Heating Policy](#)

[Note that where allowed, all projects must comply with the most current version of HPD's Resident-Paid Heat Policy](#)

[For projects with resident-paid gas or oil heating/ hot water, refer to NYCHA's Housing Choice Voucher Program Utility Allowances](#)

HPD'S 2025 UTILITY ALLOWANCE TABLE - Apartment Electric, Air Conditioning, Cooking, and Electric Heating & Hot Water (refer to NYCHA for gas / oil)								
Allowance	SRO ¹	0 BR	1 BR	2 BR	3 BR	4 BR	5+ BR	Comments
Apartment Electric & Cooking	1.5	2.0	3.0	4.0	5.0	6.0	7.0	<---- Number of rooms per apartment type for reference
Apartment Electric: Typical, Includes Air Conditioning (aligns w/ NYCHA Electric Allowance which assumes tenants pay for air-conditioning)	\$72	\$96	\$109	\$144	\$178	\$213	\$248	Used by HPD, NYCHA and DTR for apartments where tenants pay for electricity, including air-conditioning.
Apartment Electric: Excludes Air Conditioning (not used by NYCHA, assumes owner pays for air-conditioning)	\$60	\$80	\$90	\$117	\$144	\$171	\$198	Use this <u>only</u> when building provides central air-conditioning and does NOT bill tenant (air-conditioning is included in rent)
Air Conditioning Only (Row 13 minus Row 14, for reference only)	\$12	\$16	\$19	\$27	\$35	\$42	\$50	This is for reference only.
Electric Cooking (aligns w/ NYCHA)	\$11	\$15	\$18	\$26	\$34	\$42	\$50	Use only when tenant pays for electric cooking. Electric stoves are now mandatory for HPD New Construction
HPD Allowances: Electric Non-Heat Pump Space Heating (replaces NYCHA allowances where noted)								
Electric Heating, non-heat pump (for buildings compliant w/ 2016 NYCECC ²)	\$41	\$54	\$63	\$84	\$105	\$126	\$147	Aligns with NYCHA's 2025 Electric Heat Only Allowance for all buildings
Electric Heating, non-heat pump (for older buildings and retrofits <u>not</u> compliant w/ 2016 NYCECC ²)	\$57	\$76	\$86	\$109	\$133	\$152	\$172	Replaces NYCHA allowance. This equipment is not allowed on HPD-financed Preservation and New Construction programs
HPD Green Allowances: Electric Heat Pump Space Heating (replaces NYCHA allowances)								
Cold-Climate Split System Heat Pumps³: Multifamily New Construction (for HPD buildings compliant w/ 2016 NYCECC ²)	\$23	\$31	\$37	\$50	\$64	\$76	\$87	Prior HPD Approval is required for resident-paid heating in HPD-financed New Construction programs. Refer to HPD Electric Heating Policy*.
Cold-Climate Split System Heat Pumps³: Multifamily Retrofits⁴	\$33	\$44	\$49	\$63	\$76	\$88	\$99	Not allowed on rent-stabilized retrofits unless heating is already paid for by tenant. Refer to HPD Electric Heating Policy*.
Cold-Climate Split System Heat Pumps³: 1-4 Family New Construction (for HPD buildings compliant w/ 2016 NYCECC ²)	\$29	\$39	\$46	\$60	\$76	\$85	\$98	Prior HPD Approval is required for resident-paid heating in HPD-financed New Construction programs. Refer to HPD Electric Heating Policy*.
Cold-Climate Split System Heat Pumps³: 1-4 Family Retrofits⁴	\$39	\$52	\$58	\$74	\$90	\$99	\$112	Not allowed on rent-stabilized retrofits unless heating is already paid for by tenant. Refer to HPD Electric Heating Policy*.
HPD Allowances: Electric Non-Heat Pump Hot Water Heating (replaces NYCHA allowances)								
Electric Hot Water Heating, non-heat pump (replaces NYCHA's Electric Hot Water Allowance)	\$32	\$42	\$84	\$169	\$211	\$254	\$296	Replaces NYCHA allowance. Generally not allowed on HPD-financed Preservation or New Construction except with prior approval due to high costs. Refer to HPD Electric Heating Policy*.
HPD Green Allowances: Electric Hot Water Heat Pumps (replaces NYCHA allowances)								
Electric Hot Water Heat Pump (in-unit hybrid heat pump type - generally not applicable in multi-family housing)	\$13	\$17	\$34	\$69	\$86	\$104	\$121	Generally not applicable for multi-family housing. Prior HPD Approval is required for resident-paid hot water heating in HPD-financed projects. Refer to HPD Electric Heating Policy*

1. Note that SROs assume a kitchen or bathroom but not both. Assumes 75% of the cost of 0-BR unit.

2. NYCECC refers to the New York City Energy Compliance Code - the date reflects the code cycle that buildings must be designed to.

3. All Heat Pumps must be NEEP Approved for Cold Climate or meet HPD's Technical Requirements

4. Retrofits with electric heating must, at minimum, include building-wide air-sealing and 2016 NYCECC-compliant windows & roof insulation

*HPD's Electric Heating Policy can be found here: <https://www.nyc.gov/site/hpd/services-and-information/hpd-heating-policy.page>