



The Community Preservation Corporation

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

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New York City M&O Standards for 2025

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:	\$1,700	per unit
	\$2,200	per unit for union or prevailing wage
Cleaning & exterminating:	\$150	per room
Heat – Gas:	\$240	per room for Con Ed
	\$210	per room for National Grid
Heat – Electric:	\$256	per room
Heat and Hot Water – Oil:	\$450	per room
Hot water – Electric:	\$187	per room
Hot Water – Gas:	\$160	per room for Con Ed
	\$140	per room for National Grid
Common Electric:	\$200	per room for walk-up,
	\$225	per room for elevator
Water Sewer:	\$325	per room
Insurance:	\$1,800	per unit for buildings with greater than 20 units
	\$2,000	per unit for buildings less than 20 units
Elevator:	\$8,000	per cab (or pursuant to elevator contract)
Repair & Replacement:	\$1,250	per unit (includes painting)
Legal:	\$300	per unit
Accounting:	\$2,000	buildings less than 20 units, unaudited
	\$4,000	buildings greater than 20 units, unaudited
	\$12,000	audited (LIHTC & Coops)
Benchmarking:	\$600	per project/building (or pursuant to contract)
Building Reserve:	\$350	per unit