

Allowances for Tenant-Furnished Utilities and Other Services

Effective: November 1, 2025

Single-Family Detached		Monthly Dollar Allowance; Number of Bedrooms								
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	\$51	\$60	\$70	\$79	\$88	\$98	\$109	\$122	\$137
	b. Electric Resistance	\$61	\$73	\$85	\$98	\$110	\$123	\$137	\$154	\$172
	c. Heat Pump	\$37	\$44	\$52	\$59	\$67	\$75	\$83	\$94	\$105
	d. Oil	\$136	\$175	\$215	\$255	\$294	\$334	\$374	\$419	\$469
Cooking	a. Natural Gas	\$4	\$5	\$6	\$7	\$9	\$10	\$11	\$13	\$14
	b. Electric	\$8	\$11	\$14	\$17	\$19	\$22	\$25	\$28	\$31
Electric/Lighting		\$58	\$75	\$91	\$108	\$125	\$141	\$158	\$177	\$198
Water Heating	a. Natural Gas	\$7	\$14	\$21	\$29	\$36	\$43	\$48	\$54	\$60
	b. Electric	\$13	\$27	\$42	\$57	\$72	\$86	\$96	\$108	\$121
	c. Oil	\$20	\$39	\$59	\$79	\$98	\$118	\$132	\$148	\$166
Water & Sewer (includes Trash)		\$35	\$48	\$73	\$110	\$148	\$185	\$206	\$230	\$256
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Gas Fixed Charge (add one only)	a. Heating	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31
	b. Non-Heating	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18

Allowances for Tenant-Furnished Utilities and Other Services

Effective: November 1, 2025

Low Rise, Duplex, Row House		Monthly Dollar Allowance; Number of Bedrooms								
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	\$46	\$54	\$62	\$71	\$79	\$87	\$98	\$109	\$123
	b. Electric Resistance	\$54	\$65	\$76	\$88	\$99	\$110	\$123	\$138	\$154
	c. Heat Pump	\$33	\$40	\$46	\$53	\$60	\$67	\$75	\$84	\$94
	d. Oil	\$122	\$157	\$192	\$228	\$263	\$299	\$335	\$375	\$420
Cooking	a. Natural Gas	\$4	\$5	\$6	\$7	\$9	\$10	\$11	\$13	\$14
	b. Electric	\$8	\$11	\$14	\$17	\$19	\$22	\$25	\$28	\$31
Electric/Lighting		\$41	\$57	\$74	\$90	\$106	\$123	\$138	\$154	\$173
Water Heating	a. Natural Gas	\$7	\$14	\$21	\$29	\$36	\$43	\$48	\$54	\$60
	b. Electric	\$13	\$27	\$42	\$57	\$72	\$86	\$96	\$108	\$121
	c. Oil	\$20	\$39	\$59	\$79	\$98	\$118	\$132	\$148	\$166
Water & Sewer (includes Trash)		\$29	\$38	\$57	\$85	\$113	\$141	\$157	\$174	\$194
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Gas Fixed Charge (add one only)	a. Heating	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31
	b. Non-Heating	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18

Allowances for Tenant-Furnished Utilities and Other Services

Effective: November 1, 2025

High Rise		Monthly Dollar Allowance; Number of Bedrooms								
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Heating	a. Natural Gas	\$26	\$31	\$36	\$40	\$45	\$50	\$56	\$62	\$70
	b. Electric Resistance	\$31	\$37	\$44	\$50	\$56	\$63	\$70	\$79	\$88
	c. Heat Pump	\$19	\$23	\$26	\$30	\$34	\$38	\$43	\$48	\$53
	d. Oil	\$69	\$89	\$110	\$130	\$150	\$170	\$191	\$214	\$239
Cooking	a. Natural Gas	\$4	\$5	\$6	\$7	\$9	\$10	\$11	\$13	\$14
	b. Electric	\$8	\$11	\$14	\$17	\$19	\$22	\$25	\$28	\$31
Electric/Lighting		\$42	\$54	\$66	\$78	\$90	\$102	\$114	\$128	\$143
Water Heating	a. Natural Gas	\$7	\$14	\$21	\$29	\$36	\$43	\$48	\$54	\$60
	b. Electric	\$13	\$27	\$42	\$57	\$72	\$86	\$96	\$108	\$121
	c. Oil	\$20	\$39	\$59	\$79	\$98	\$118	\$132	\$148	\$166
Water & Sewer		\$19	\$28	\$47	\$75	\$103	\$131	\$147	\$164	\$184
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Gas Fixed Charge (Add one only)	a. Heating	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31
	b. Non-Heating	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18