



New York State  
Division of Housing and Community Renewal  
Office of Rent Administration

Update Number 1 to Operational Bulletin 2021-1  
(Issued January 4, 2022)

REASONABLE COST SCHEDULE

OVERVIEW

Pursuant to HSTPA, the Division of Housing and Community Renewal (DHCR) must establish a schedule of reasonable costs for Major Capital Improvements (MCI's) which creates limitations and governing procedures on what can be recovered through a temporary MCI rent increase for such improvements.

This Update to Operational Bulletin 2021-1 is issued pursuant to the Rent Stabilization Code, the Emergency Tenant Protection Regulations, the State Rent and Eviction Regulations, and the New York City Rent and Eviction Regulations (hereinafter referred to as "the Regulations") The Regulations require the DHCR to periodically update its Reasonable Cost Schedule.

Operational Bulletin 2021-1 issued January 12, 2021 and the Regulations should be referred to, where necessary, for explanation as to the use of the schedule in connection with a temporary MCI rent increase application and surrounding procedures.

THE REASONABLE COST SCHEDULE

The following Reasonable Cost Schedule list types of improvements or installations that may be found to be MCI eligible. This list is not inclusive of all eligible improvements or installations. The costs for each type of MCI work is listed as per unit, per unit of measurement or per piece of equipment as is more appropriate given the individualized nature of the improvement.

**\*Note: This updated cost schedule will apply to eligible improvements or installations that commenced on/or after January 1, 2022 for items that appeared in the previous cost schedule. For improvements or installations that appear on this cost schedule for the first time, the costs contained herein will apply.**

This document is being reissued for informational purposes only.

The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.

CATEGORY	SUB-CATEGORY	PRICE/ UNIT	UNIT DEFINITION
<b>Chimney</b>			
	New Chimney – Brick & Mortar	\$114	Per Square Foot
	New Chimney – Steel	\$519	Per Vertical Linear Foot
<b>Doors</b>			
	Apartment Entry- New Steel Door & Hardware on Existing Frame	\$1,520	Per Door to the Dwelling Unit
	Apartment Entry- New Wood Door & Hardware on Existing Frame	\$1,272	Per Door to the Dwelling Unit
	Apartment Entry-Full Frame Steel Door with Hardware	\$3,130	Per Door to the Dwelling Unit
	Apartment Entry-Full Frame Wood Door with Hardware	\$2,844	Per Door to the Dwelling Unit
	Building Entry Door	\$4,104	Per Building Entry Door
	Common Area Door and Frame	\$3,676	Per Common Area Door and Frame
	Vestibule/Lobby Door	\$9,057	Per Vestibule/Lobby Door
	Terrace Door	\$3,363	Per Terrace Door
<b>Elevators</b>			
	Elevator Modernization ( <i>For Buildings up to 10 Stories</i> )	\$225,473	Per Elevator Modernized
	<i>*Elevator Modernization For Buildings Over 10 Stories*</i>	\$14,212	Per Additional Floor
	Elevator Replacement ( <i>For Buildings up to 10 Stories</i> )	\$495,453	Per Elevator Replacement
	<i>*Elevator Replacement For Buildings Over 10 Stories*</i>	\$29,110	Per Additional Floor
<b>Exterior Restoration/Façade</b>			
	Air Conditioner	\$1,815	Per A/C unit
	A/C Bracket	\$274	Per A/C Bracket

A/C Sleeve- Replacement	\$1,041	Per A/C Sleeve- Replacement
Balcony Coating Top Side	\$14	Per Square Foot
Balcony Coating Underside	\$14	Per Square Foot
Balcony Partial Depth Concrete Deck Restore	\$67	Per Square Foot
Balcony Pitching Mortar	\$17	Per Square Foot
Balcony Replacement- Concrete & Rebar 6" Thick	\$245	Per Square Foot
Cornice Restoration Includes Galvanized Metal, & Copper	\$81	Per Linear Foot
Cornice Restoration Includes Galvanized Metal, Copper, And Fiberglass	\$1,208	Per Linear Foot
Double Lintel-Suspended (Includes Waterproofing)	\$302	Per Linear Foot
Fire Escapes	\$8,624	Per Floor
Landmark Facade	<i>As per Landmark Requirements</i>	
Limestone Patching (Dutchman Restore)	\$209	Per Square Foot
Limestone Replacement	\$313	Per Square Foot
Masonry Pointing	\$20	Per Square Foot
Pressure Washing	\$3	Per Square Foot
Replace Backup Masonry Brickwork	\$59	Per Square Foot
Replace Single Wythe Masonry Brickwork	\$70	Per Square Foot
Sidewalk Shed (3 Months Rental)	8' Wide x 8' High - \$182	Per Linear Foot <i>(These costs apply to any job requiring a sidewalk shed.)</i>
	10' Wide x 8' High - \$197	
	12' Wide x 8' High - \$212	
Siding – Aluminum	\$9	Per Square Foot
Siding - Vinyl	\$9	Per Square Foot
Single Lintel-Loose Laid (Includes Waterproofing)	\$178	Per Linear Foot

Site Safety Manager/QSP	\$11,584	Monthly
Site Safety: Planning & Filing	4%	Full Cost of Job
Structural Steel	\$80	Per Square Foot
Stucco	\$32	Per Square Foot
Swing Stage Scaffolding (Pricing includes C-Hook & Outrigger) – Rental	\$6,282	Each Swing Scaffolding
Waterproofing	\$11	Per Square Foot
Window Caulking	\$11	Per Linear Foot
Window Sills	\$88	Per Linear Foot

### Heating System

Asbestos	\$27	Per Square Foot
Boiler (Including all Standard Boiler Components) – Steel	\$250,496	Per Boiler
Boiler (Including all Standard Boiler Components) – Cast Iron	\$207,103	Per Boiler
Boiler (Including all Standard Boiler Components) – Packaged	\$227,662	Per Boiler
Burner	\$62,721	Per Burner
Boiler/Burner Combination – Steel	\$312,461	Per Combo
Boiler/Burner Combination – Cast Iron	\$305,118	Per Combo
Boiler/Burner Combination – Packaged	\$306,770	Per Combo
Chimney Liner Steel	\$1,325	Per Vertical Linear Foot
Gas Heating Units	\$15,683	Per Gas Heating Unit
Gas Mains	\$10,760	Per Gas Main
Gas Train for Con Ed with Booster	\$71,665	Per Gas Train for Con Ed with Booster
Gas Train for Con Ed without Booster	\$29,817	Per Gas Train for Con Ed without Booster

Gas Train for National Grid with Booster	\$71,665	Per Gas Train for National Grid with Booster
Gas Train for National Grid without Booster	\$27,209	Per Gas Train for National Grid without Booster
Heat Timer Control Building Management (BMS) Temperature Control System For Each Room Of The Apartment	\$6,973	Per Heat Timer Control
Hot Water Heater	\$68,548	Per Hot Water Heater
Pipe Insulation	\$17	Per Linear Foot
Heating by controlling valves & thermostat	\$1,747	Per Unit <i>(Temperature Regulating for Each Room with one Radiator)</i>
Heating system with self-regulating heating valves	\$593	Per Unit <i>(Each Radiator)</i>
Solar Heating	\$49,342	Per Solar Heating Unit

### Parapet

Aluminum Copings	\$63	Per Linear Foot
Asbestos Removal: Base Flashings	\$19	Per Linear Foot
Asbestos Removal: Parapet	\$24	Per Square Foot
Double Wythe Parapet Reconstruction -Regular Brickwork with a Camelback Coping Stone	\$742	Per Linear Foot
Landmark Parapet	<i>As per Landmark Requirements</i>	
Metal Cladding	\$36	Per Square Foot
Precast Concrete Coping Stones	\$124	Per Linear Foot
Remove Tar & Stucco with Wire Lath @ Parapet	\$7	Per Square Foot
Roof Railings- 42"	\$85	Per Linear Foot
Terracotta Copings Camelbacks	\$137	Per Linear Foot

Triple Wythe Parapet Reconstruction-Regular Brickwork with a Camelback Coping Stone	\$1,045	Per Linear Foot
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**Plumbing/Repiping**

Backflow Prevention Device	\$7,945	Per Device
New Gas Piping (Including Overheads, Risers, Branches, and Restoration)	\$32,955	Per Dwelling Unit
New Hot/Cold Water Piping (Including Overheads, Risers, Branches, and Restoration)	\$18,675	Per Dwelling Unit
Pipe Insulation	\$17	Per Linear Foot
Pipe Insulation Asbestos Abatement	\$34	Per Linear Foot

**Rewiring/Electrical Upgrading**

Add. Duplex outlet	\$391	Per Add. Duplex outlet
Bathroom GFI Outlet incl. restoration	\$461	Ground Fault Interrupter Unit: Per Bathroom GFI Outlet incl. restoration
New wiring (Including new service, new meters, risers, circuit breaker panels, duplex kitchen outlet & dedicated AC outlet. <i>(MCI increases may be granted for new wiring if the owner has installed new risers and feeders from the property box in the basement to every apartment and has installed new wiring inside the tenant's apartment.)</i> )	\$16,429	Per Dwelling Unit
Restoration of wiring. (Including new service, new meters, risers, circuit breaker panels, duplex kitchen outlet & dedicated AC outlet. <i>(MCI increases may be granted for restoration of wiring if the owner has installed new risers and feeders from the property box in the basement to every apartment and has used the existing wiring inside the tenant's apartment.)</i> )	\$4,084	Per Dwelling Unit
Smoke Detector/ Carbon Monoxide Detector Hard Wired with Battery Back Up	\$690	Per Smoke Detector/ Carbon monoxide detector

**Roof**

2 Ply Asphalt Roof	\$28	Per Square Foot
3-4 Ply Asphalt Roof	\$32	Per Square Foot
5 Ply Asphalt Roof	\$35	Per Square Foot
Asphalt - Shingle	\$6	Per Square Foot
Asbestos Abatement: Base flashings	\$19	Per Linear Foot of Asbestos Roofing Material Abated
Asbestos Abatement: Roof	\$9	Per Square Foot of Asbestos Roofing Material Abated
Bulkhead	\$49,693	Per Bulkhead
EPDM Roof	\$32	Per Square Foot
Flashing	\$10	Per Linear Foot
Full Rip-off Roof	\$9	Per Square Foot
Interior Screens	\$431	Per Interior Screen (refers to Insect Screens installed)
Landmark Roof	<i>As per Landmark Requirements</i>	
Leaders and Gutters	\$43	Per Linear Foot
Modified Bitumen Roof- Recovery (Restore)	\$34	Per Square Foot
New (extensive) Green Roof Shallow	\$56	Per Square Foot
New Modified Bitumen Roof	\$74	Per Square Foot
Quarry Tile - Paver System	\$45	Per Square Foot
Roof Drains	\$1,728	Per Drain
Skylight Restore	\$744	Per Skylight
Skylight Screens 3'x5'	\$1,016	Per Skylight Screen 3' x 5' (Refers to the covering installed over a Skylight to protect from impact damage)

Skylights 3' x 5' Laminated Insulated Glass	\$4,096	Per Skylight 3' x 5' Laminated
Skylights 3' x 5' with Screens (Units are typically fabricated by a sheet metal manufacturer and glass installed.)	\$3,248	Per Skylight 3' x 5' with Screens
Water Tank – Plastic	\$47,363	Per Water Tank
Water Tank – Steel	\$65,923	Per Water Tank
Water Tank - Wooden	\$82,261	Per Water Tank

#### Security System/Intercom

Audio Intercom	\$1,897	Per Dwelling Unit
Telephone Intercom	\$1,455	Per Dwelling Unit
Video Intercom	\$1,850	Per Dwelling Unit
<b>New TV Security System</b>		
Cameras	\$2,220	Per Camera
Monitors	\$1,173	Per Monitor
Receivers	\$1,187	Per Receiver

#### Walkways, Ramps, Stairs

Accessibility Ramps – Exterior	\$413	Per Square Foot
Accessibility Ramps - Interior	\$87	Per Square Foot
Catwalk	\$159	Per Square Foot
Courtyards, Driveways, Walkways – Concrete	\$16	Per Square Foot
Courtyards, Driveways, Walkways – Asphalt	\$14	Per Square Foot
Flooring – Porcelain Tile	\$17	Per Square Foot
Flooring – Vinyl Tile	\$8	Per Square Foot
Stairs-Exterior	\$23,352	Per Set of stairs
Stairs-Interior	\$23,790	Per Flight of Stairs

#### Windows

Child Guard (In conjunction with qualifying MCI)	\$77	Per Child Guard
Landmark Windows	<i>As per Landmark Requirements</i>	



Window – Aluminum	\$1,327	Per Window
Window – Steel	\$1,684	Per Window
Window – Storm	\$478	Per Window
Window – Vinyl	\$1,185	Per Window
Window – Wood	\$1,113	Per Window

**Miscellaneous**

Compactor	\$23,615	Per Compactor
Mailboxes	\$120	Per Mailbox
Sprinkler System - Water	\$11	Per Gross Sq Foot

*For more detailed information regarding MCIs and DHCR’s procedure for granting a temporary MCI rent increase, please review [DHCR Fact Sheet #24 Major Capital Improvements \(MCI\)](#).*

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