



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

**Update Number 2 to Operational Bulletin 2021-1
(Issued January 4, 2023)**

REASONABLE COST SCHEDULE

OVERVIEW

Pursuant to the Housing Stability and Tenant Protection Act (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.

Update Number 2 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, subsequent updates, 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, 2023 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
Chimney			
	New Chimney – Brick & Mortar	\$117	Per Square Foot
	New Chimney – Steel	\$519	Per Vertical Linear Foot
Doors			
	Apartment Entry- New Steel Door & Hardware on Existing Frame	\$2,184	Per Door to the Dwelling Unit
	Apartment Entry- New Wood Door & Hardware on Existing Frame	\$2,165	Per Door to the Dwelling Unit
	Apartment Entry-Full Frame Steel Door with Hardware	\$4,375	Per Door to the Dwelling Unit
	Apartment Entry-Full Frame Wood Door with Hardware	\$3,512	Per Door to the Dwelling Unit
	Building Entry Door	\$5,203	Per Building Entry Door
	Common Area Door and Frame	\$4,571	Per Common Area Door and Frame
	Vestibule/Lobby Door	\$12,921	Per Vestibule/Lobby Door
	Terrace Door	\$5,506	Per Terrace Door
Elevators			
	Elevator Modernization (<i>For Buildings up to 10 Stories</i>)	\$231,603	Per Elevator Modernized
	<i>*Elevator Modernization For Buildings Over 10 Stories*</i>	\$14,720	Per Additional Floor
	Elevator Replacement (<i>For Buildings up to 10 Stories</i>)	\$506,882	Per Elevator Replacement
	<i>*Elevator Replacement For Buildings Over 10 Stories*</i>	\$29,745	Per Additional Floor
Exterior Restoration/Façade			
	Air Conditioner	\$1,893	Per A/C unit
	A/C Bracket	\$275	Per A/C Bracket
	A/C Grill	\$44	Per A/C Grill

A/C Sleeve- Replacement	\$1,048	Per A/C Sleeve- Replacement
Balcony Coating Top Side	\$14	Per Square Foot
Balcony Coating Underside	\$14	Per Square Foot
Balcony Railings	\$279	Per Linear Foot
Balcony Partial Depth Concrete Deck Restore	\$67	Per Square Foot
Balcony Pitching Mortar	\$17	Per Square Foot
Balcony Replacement- Concrete & Rebar 6" Thick	\$252	Per Square Foot
Cornice Restoration Includes Galvanized Metal, & Copper	\$108	Per Linear Foot
Cornice Restoration Includes Galvanized Metal, Copper, And Fiberglass	\$1,247	Per Linear Foot
Double Lintel-Suspended (Includes Waterproofing)	\$363	Per Linear Foot
Fire Escapes	\$8,674	Per Floor
Landmark Facade	<i>As per Landmark Requirements</i>	
Limestone Patching (Dutchman Restore)	\$217	Per Square Foot
Limestone Replacement	\$322	Per Square Foot
Masonry Pointing	\$21	Per Square Foot
Pipe Scaffolding/Hoist	\$10	Per Square Foot
Pressure Washing	\$3	Per Square Foot
Replace Backup Masonry Brickwork	\$59	Per Square Foot
Replace Single Wythe Masonry Brickwork	\$67	Per Square Foot
Sidewalk Shed (3 Months Rental)	8' Wide x 8' High - \$191	Per Linear Foot <i>(These costs apply to any job requiring a sidewalk shed.)</i>
	10' Wide x 8' High - \$206	
	12' Wide x 8' High - \$220	

Siding – Aluminum	\$9	Per Square Foot
Siding - Vinyl	\$9	Per Square Foot
Single Lintel-Loose Laid (Includes Waterproofing)	\$208	Per Linear Foot
Site Safety Manager/QSP	\$12,164	Monthly
Site Safety: Planning & Filing	4%	Full Cost of Job
Structural Steel	\$81	Per Square Foot
Stucco	\$32	Per Square Foot
Swing Stage Scaffolding (Pricing includes C-Hook & Outrigger) – Rental	\$6,309	Each Swing Scaffolding
Triple Lintel (Includes Waterproofing)	\$471	Per Linear Foot
Waterproofing	\$11	Per Square Foot
Window Caulking	\$14	Per Linear Foot
Window Sills	\$95	Per Linear Foot

Heating System

Asbestos	\$27	Per Square Foot
Boiler (Including all Standard Boiler Components) – Steel	\$253,561	Per Boiler
Boiler (Including all Standard Boiler Components) – Cast Iron	\$210,029	Per Boiler
Boiler (Including all Standard Boiler Components) – Packaged	\$230,589	Per Boiler
Burner	\$62,925	Per Burner
Boiler/Burner Combination – Steel	\$315,471	Per Combo
Boiler/Burner Combination – Cast Iron	\$308,129	Per Combo
Boiler/Burner Combination – Packaged	\$309,781	Per Combo
Chimney Liner Steel	\$1,372	Per Vertical Linear Foot
Cooling/Chill Tower	\$367,928	Per Cooling/Chill Tower
Fuel Tank (Oil)	\$177,035	Per Fuel Tank
Gas Heating Units	\$15,954	Per Gas Heating Unit

Gas Mains	\$10,836	Per Gas Main
Gas Train for Con Ed with Booster	\$71,804	Per Gas Train for Con Ed with Booster
Gas Train for Con Ed without Booster	\$29,943	Per Gas Train for Con Ed without Booster
Gas Train for National Grid with Booster	\$71,804	Per Gas Train for National Grid with Booster
Gas Train for National Grid without Booster	\$27,335	Per Gas Train for National Grid without Booster
Heat Exchanger for Cooling/Chill Tower	\$128,215	Per Heat Exchanger
Heat Timer Control Building Management (BMS) Temperature Control System For Each Room Of The Apartment	\$7,012	Per Heat Timer Control
Hot Water Heater	\$72,091	Per Hot Water Heater
Pipe Insulation	\$19	Per Linear Foot
Heating by controlling valves & thermostat	\$1,761	Per Unit <i>(Temperature Regulating for Each Room with one Radiator)</i>
Heating system with self-regulating heating valves	\$596	Per Unit <i>(Each Radiator)</i>
Radiator – Baseboard	\$5,595	Per 4’ Linear Foot
Radiator – Cast Iron	\$6,593	Per Radiator
Solar Heating	\$49,644	Per Solar Heating Unit

Parapet

Aluminum Copings	\$64	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	\$699	Per Linear Foot
Landmark Parapet	<i>As per Landmark Requirements</i>	

Metal Cladding	\$37	Per Square Foot
Precast Concrete Coping Stones	\$132	Per Linear Foot
Remove Tar & Stucco with Wire Lath @ Parapet	\$7	Per Square Foot
Roof Railings- 42"	\$93	Per Linear Foot
Terracotta Copings Camelbacks	\$166	Per Linear Foot
Triple Wythe Parapet Reconstruction-Regular Brickwork with a Camelback Coping Stone	\$982	Per Linear Foot

Plumbing/ Repiping

Backflow Prevention Device	\$8,234	Per Device
Backflow Prevention Device with Booster Pump	\$79,475	Per Device
New Gas Piping (Including Overheads, Risers, Branches, and Restoration)	\$33,629	Per Dwelling Unit
New Hot/Cold Water Piping (Including Overheads, Risers, Branches, and Restoration)	\$19,146	Per Dwelling Unit
Pipe Insulation	\$19	Per Linear Foot
Pipe Insulation Asbestos Abatement	\$35	Per Linear Foot

Rewiring/ Electrical Upgrading

Add. Duplex outlet	\$404	Per Add. Duplex outlet
Bathroom GFI Outlet incl. restoration	\$476	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>)	\$16,953	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>)	\$4,234	Per Dwelling Unit

Smoke Detector/ Carbon Monoxide Detector Hard Wired with Battery Back Up	\$702	Per Smoke Detector/ Carbon monoxide detector
Roof		
2 Ply Asphalt Roof	\$29	Per Square Foot
3-4 Ply Asphalt Roof	\$33	Per Square Foot
5 Ply Asphalt Roof	\$37	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	\$10	Per Square Foot of Asbestos Roofing Material Abated
Bulkhead	\$54,295	Per Bulkhead
EPDM Roof	\$34	Per Square Foot
Flashing	\$10	Per Linear Foot
Full Rip-off Roof	\$3	Per Square Foot
Interior Screens	\$574	Per Interior Screen (refers to Insect Screens installed)
Landmark Roof	<i>As per Landmark Requirements</i>	
Leaders and Gutters	\$45	Per Linear Foot
Liquid Applied Membrane Roofing System	\$19	Per Square Foot
Modified Bitumen Roof- Recovery (Restore)	\$40	Per Square Foot
New (extensive) Green Roof Shallow	\$57	Per Square Foot
New Modified Bitumen Roof	\$84	Per Square Foot
Quarry Tile - Paver System	\$48	Per Square Foot
Roof Drains	\$1,842	Per Drain
Skylight Restore	\$747	Per Skylight

Skylight Screens 3'x5'	\$1,222	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	\$4,106	Per Skylight 3' x 5' Laminated
Skylights 3' x 5' with Screens (Units are typically fabricated by a sheet metal manufacturer and glass installed.)	\$3,256	Per Skylight 3' x 5' with Screens
Water Tank – Plastic	\$56,155	Per Water Tank
Water Tank – Steel	\$73,421	Per Water Tank
Water Tank - Wooden	\$89,759	Per Water Tank

Security System/ Intercom

Audio Intercom	\$2,039	Per Dwelling Unit
Telephone Intercom	\$1,524	Per Dwelling Unit
Video Intercom	\$1,871	Per Dwelling Unit

New TV Security System

Cameras	\$2,556	Per Camera
Monitors	\$1,178	Per Monitor
Receivers	\$1,193	Per Receiver

Walkways, Ramps, Stairs

Accessibility Ramps – Exterior	\$415	Per Square Foot
Accessibility Ramps - Interior	\$82	Per Square Foot
Catwalk	\$192	Per Square Foot
Courtyards, Driveways, Walkways – Concrete	\$16	Per Square Foot
Courtyards, Driveways, Walkways – Asphalt	\$15	Per Square Foot
Flooring - Bamboo	\$12	Per Square Foot
Flooring – Granite	\$42	Per Square Foot
Flooring - Hardwood	\$17	Per Square Foot
Flooring - Marble	\$59	Per Square Foot
Flooring – Porcelain Tile	\$19	Per Square Foot

Flooring – Vinyl Tile	\$8	Per Square Foot
Retaining Wall	\$1,256	Per Linear Foot
Stairs-Exterior	\$24,325	Per Set of stairs
Stairs-Interior	\$23,840	Per Flight of Stairs

Windows

Child Guard (In conjunction with qualifying MCI)	\$93	Per Child Guard
Landmark Windows	<i>As per Landmark Requirements</i>	
Window – Aluminum	\$1,546	Per Window
Window – Steel	\$2,401	Per Window
Window – Storm	\$551	Per Window
Window – Vinyl	\$1,403	Per Window
Window – Wood	\$1,332	Per Window

Miscellaneous

Compactor	\$23,638	Per Compactor
Mailboxes	\$178	Per Mailbox
Sprinkler System - Water	\$12	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).

Woody Pascal
Deputy Commissioner for Rent Administration
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