



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

**Update Number 4 to Operational Bulletin 2021-1
(Issued January 8, 2025)**

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 (MCIs) which creates limitations and governing procedures on what can be recovered through a temporary MCI rent increase for such improvements.

Update Number 4 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.

PROCEDURE

When owners make improvements or installations to a building subject to the rent stabilization or rent control laws, they can apply to DHCR for approval to raise the rents of the regulated apartments. As part of the application process, owners are required to submit an itemized list of work performed with a description or explanation of the reason or purpose of such work.

Only costs that are actual, reasonable, verifiable, and eligible may be approved for a temporary MCI rent increase. The amount of costs that may be approved will be the lesser of either: (i) the actual, verified amount spent and claimed by the owner, or (ii) the reasonable costs as detailed in the Schedule. Costs may be approved for related expenses if necessary, for the claimed improvement, and eligible for reimbursement as an MCI. Costs will not be approved for expenses that are ineligible or not identified in the Reasonable Cost Schedule for an MCI rent increase.

THE REASONABLE COST SCHEDULE

The following Reasonable Cost Schedule list types of improvements or installations and related costs that *may* be found to be MCI eligible. Related costs are listed under the most common improvement category but may also be applicable to another improvement category although not specifically listed. The costs for each type of MCI work are listed as per unit, per unit of measurement or per piece of equipment as is more appropriate given the individualized nature of the improvement.

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.

***Note: This updated cost schedule will apply to eligible improvements or installations that commenced on/or after January 1, 2025 if those items appeared in a previously issued cost schedule. Items that appear on this cost schedule for the first time, the costs contained herein will apply.**

CATEGORY	SUB-CATEGORY	PRICE/ UNIT	UNIT DEFINITION
Chimney			
	New Chimney – Brick & Mortar	\$124	Per Square Foot
	New Chimney – Steel	\$559	Per Vertical Linear Foot
	Counter Flashing at Chimney	\$31	Per Linear Foot
	Chimney Cap	\$1,647	Per Cap
Doors			
	Apartment Entry – New Steel Door & Hardware on Existing Frame	\$2,360	Per Door to the Dwelling Unit
	Apartment Entry – New Wood Door & Hardware on Existing Frame	\$2,412	Per Door to the Dwelling Unit
	Apartment Entry – Full Frame Steel Door with Hardware	\$4,409	Per Door to the Dwelling Unit
	Apartment Entry – Full Frame Wood Door with Hardware	\$3,686	Per Door to the Dwelling Unit
	Building Entry Door	\$5,341	Per Building Entry Door
	Common Area Door and Frame	\$4,874	Per Common Area Door and Frame
	Vestibule/Lobby Door	\$13,508	Per Vestibule/Lobby Door
	Terrace Door	\$5,718	Per Terrace Door
Elevators			
	Elevator Modernization (<i>For Buildings up to 10 Stories</i>)	\$254,497	Per Elevator Modernized
	<i>*Elevator Modernization For Buildings Over 10 Stories*</i>	\$16,145	Per Additional Floor
	Elevator Replacement (<i>For Buildings up to 10 Stories</i>)	\$541,670	Per Elevator Replacement
	<i>*Elevator Replacement For Buildings Over 10 Stories*</i>	\$31,735	Per Additional Floor

Exterior Restoration/Façade

Air Conditioner	\$1,939	Per A/C Unit
A/C Bracket	\$333	Per A/C Bracket
A/C Grill	\$46	Per A/C Grill
A/C Sleeve – Replacement	\$1,049	Per A/C Sleeve- Replacement
Balcony Coating Top Side	\$14	Per Square Foot
Balcony Coating Underside	\$15	Per Square Foot
Balcony Drains	\$547	Per Drain
Balcony Railings	\$284	Per Linear Foot
Balcony Partial Depth Concrete Deck Restore	\$72	Per Square Foot
Balcony Pitching Mortar	\$20	Per Square Foot
Balcony Replacement – Concrete & Rebar 6” Thick	\$269	Per Square Foot
Rail Post Installation/Repair @ Balcony	\$383	Per Rail Post
Beam Reinforcement – Steel	\$131	Per Linear Foot
Beam Reinforcement – Wood	\$31	Per Linear Foot
Brick Stitching	\$54	Per Linear Foot
Cornice Restoration Includes Galvanized Metal, & Copper	\$126	Per Linear Foot
Cornice Restoration Includes Galvanized Metal, Copper, And Fiberglass	\$1,276	Per Linear Foot
Double Lintel-Suspended (Includes Waterproofing)	\$373	Per Linear Foot
EIFS (Exterior Insulation Finishing System)	\$29	Per Square Foot
Expansion Joints	\$32	Per Linear Foot
Fire Escapes	\$9,064	Per Floor
Flange Reinforcement	\$399	Per Linear Foot
Grout/Cement Filing/Sealant	\$12	Per Linear Foot
In-Kind Parging Replacement	\$13	Per Square Foot
Limestone Patching (Dutchman Restore)	\$245	Per Square Foot
Limestone Replacement	\$355	Per Square Foot
Masonry Pointing	\$22	Per Square Foot

Masonry Spandrel Replacement	\$355	Per Linear Foot
Helix Masonry Pins	\$24	Per Masonry Pin
Masonry Anchor Friction Pins	\$65	Per Anchor Pin
Pipe Scaffolding/Hoist	\$10	Per Square Foot
Pipe Scaffold	\$16	Per Square Foot
Precast Stone on Window Lintel	\$124	Per Linear Foot
Pressure Washing	\$3	Per Square Foot
Replace Backup Masonry Brickwork	\$62	Per Square Foot
Replace Single Wythe Masonry Brickwork	\$78	Per Square Foot
Sidewalk Shed (3 Months Rental)	8' Wide x 8' High - \$197	Per Linear Foot <i>(These costs apply to any job requiring a sidewalk shed.)</i>
	10' Wide x 8' High - \$211	
	12' Wide x 8' High - \$226	
Siding – Aluminum	\$10	Per Square Foot
Siding – Vinyl	\$9	Per Square Foot
Single Lintel-Loose Laid (Includes Waterproofing)	\$214	Per Linear Foot
Site Safety Manager/QSP	\$12,164	Monthly
Site Safety: Planning & Filing	4%	Full Cost of Job
Spandrel Reconstruction	\$990	Per Linear Foot
Stone Replacement	\$55	Per Square Foot
Structural Steel	\$84	Per Square Foot
Stucco	\$35	Per Square Foot
Swing Stage Scaffolding (Pricing includes C-Hook & Outrigger) – Rental	\$7,407	Each Swing Scaffolding
Tar of Coping Stone	\$7	Per Square Foot
Triple Lintel (Includes Waterproofing)	\$488	Per Linear Foot

Waterproofing	\$11	Per Square Foot
Window Caulking	\$16	Per Linear Foot
Window Sills	\$98	Per Linear Foot
Metal Window Sill Capping	\$12	Per Linear Foot

Heating System

Asbestos	\$30	Per Square Foot
Boiler (Including all Standard Boiler Components) – Steel	\$259,976	Per Boiler
Boiler (Including all Standard Boiler Components) – Cast Iron	\$219,980	Per Boiler
Boiler (Including all Standard Boiler Components) – Packaged	\$237,602	Per Boiler
Burner	\$68,018	Per Burner
Boiler/Burner Combination – Steel	\$320,723	Per Combo
Boiler/Burner Combination – Cast Iron	\$313,381	Per Combo
Boiler/Burner Combination – Packaged	\$315,033	Per Combo
Chimney Liner Steel	\$1,428	Per Vertical Linear Foot
Cooling/Chill Tower	\$375,732	Per Cooling/Chill Tower
Fuel Tank (Oil)	\$184,883	Per Fuel Tank
Gas Heating Units	\$17,200	Per Gas Heating Unit
Gas Mains	\$11,356	Per Gas Main
Gas Train for Con Ed with Booster	\$73,918	Per Gas Train for Con Ed with Booster
Gas Train for Con Ed without Booster	\$31,823	Per Gas Train for Con Ed without Booster
Gas Train for National Grid with Booster	\$73,918	Per Gas Train for National Grid with Booster
Gas Train for National Grid without Booster	\$28,002	Per Gas Train for National Grid without Booster
Heat Exchanger for Cooling/Chill Tower	\$134,338	Per Heat Exchanger

Heat Timer Control Building Management (BMS) Temperature Control System For Each Room Of The Apartment	\$6,990	Per Heat Timer Control
Hot Water Heater	\$72,963	Per Hot Water Heater
Pipe Insulation	\$23	Per Linear Foot
Heating by controlling valves & thermostat	\$1,841	Per Unit <i>(Temperature Regulating for Each Room with one Radiator)</i>
Heating system with self-regulating heating valves	\$630	Per Unit <i>(Each Radiator)</i>
Radiator – Baseboard	\$5,811	Per 4' Linear Foot
Radiator – Cast Iron	\$6,809	Per Radiator
Solar Heating	\$51,298	Per Solar Heating Unit

Parapet

Aluminum Copings	\$67	Per Linear Foot
Asbestos Removal: Base Flashings	\$20	Per Linear Foot
Asbestos Removal: Parapet	\$26	Per Square Foot
Double Wythe Parapet Reconstruction-Regular Brickwork with a Camelback Coping Stone	\$720	Per Linear Foot
Metal Cladding	\$37	Per Square Foot
Precast Concrete Coping Stones	\$135	Per Linear Foot
Remove Tar & Stucco with Wire Lath @ Parapet	\$7	Per Square Foot
Roof Railings – 42”	\$100	Per Linear Foot
Terracotta Copings Camelbacks	\$191	Per Linear Foot
Triple Wythe Parapet Reconstruction-Regular Brickwork with a Camelback Coping Stone	\$1,016	Per Linear Foot
Parapet Coping and Flashing	\$39	Per Linear Foot
Parapet Flashing	\$13	Per Linear Foot
Parapet Piers	\$1,252	Per Linear Foot
Drip Line (Roofing/Parapet)	\$6	Per Linear Foot

Tar of Parapet	\$6	Per Square Foot
----------------	-----	-----------------

Plumbing/ Repiping

Backflow Prevention Device	\$8,556	Per Device
Backflow Prevention Device with Booster Pump	\$86,033	Per Device
New Gas Piping (Including Overheads, Risers, Branches, and Restoration)	\$35,313	Per Dwelling Unit
New Hot/Cold Water Piping (Including Overheads, Risers, Branches, and Restoration)	\$20,138	Per Dwelling Unit
Pipe Insulation	\$19	Per Linear Foot
Pipe Insulation Asbestos Abatement	\$37	Per Linear Foot

Rewiring/ Electrical Upgrading

Add. Duplex outlet	\$415	Per Add. Duplex outlet
Bathroom/Kitchen GFI Outlet incl. restoration (Replacement)	\$492	Ground Fault Interrupter Unit: Per GFI Outlet incl. restoration
New GFI outlet (Where none existed before)	\$506	Per New GFI Outlet
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>)	\$18,796	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>)	\$4,427	Per Dwelling Unit
Smoke Detector/ Carbon Monoxide Detector Hard Wired with Battery Back Up	\$728	Per Smoke Detector/ Carbon monoxide detector

Roof

2 Ply Asphalt Roof	\$32	Per Square Foot
3-4 Ply Asphalt Roof	\$36	Per Square Foot
5 Ply Asphalt Roof	\$40	Per Square Foot

Asphalt – Shingle	\$7	Per Square Foot
Asbestos Abatement: Base flashings	\$20	Per Linear Foot of Asbestos Roofing Material Abated
Asbestos Abatement: Roof	\$10	Per Square Foot of Asbestos Roofing Material Abated
Bulkhead	\$59,096	Per Bulkhead
Drip Line (Roofing/Parapet)	\$6	Per Linear Foot
EPDM Roof	\$35	Per Square Foot
Fascia Replacement	\$17	Per Linear Foot
Flashing	\$11	Per Linear Foot
Full Rip-off Roof	\$3	Per Square Foot
Interior Screens	\$578	Per Interior Screen (refers to Insect Screens installed)
Leaders and Gutters	\$48	Per Linear Foot
Liquid Applied Membrane Roofing System	\$18	Per Square Foot
Modified Bitumen Roof-Recovery (Restore)	\$43	Per Square Foot
New (extensive) Green Roof Shallow	\$58	Per Square Foot
New Modified Bitumen Roof	\$89	Per Square Foot
Pull Test	\$8,664	Per Visit
Quarry Tile – Paver System	\$51	Per Square Foot
Roof Drains	\$1,875	Per Drain
Skylight Restore	\$760	Per Skylight
Skylight Screens 3' x 5'	\$1,246	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	\$4,422	Per Skylight 3' x 5' Laminated
Skylights 3' x 5' with Screens (Units are typically fabricated by a sheet metal manufacturer and glass installed.)	\$3,387	Per Skylight 3' x 5' with Screens
Water Tank – Plastic	\$58,066	Per Water Tank
Water Tank – Steel	\$75,370	Per Water Tank
Water Tank – Wooden	\$94,287	Per Water Tank
Attic/Roof Vent Louvers	\$235	Per Vent Louver
Cockloft Vents and Hoods	\$867	Per Vent and Hood

Security System/ Intercom

Audio Intercom	\$2,140	Per Dwelling Unit
Telephone Intercom	\$1,633	Per Dwelling Unit
Video Intercom	\$1,911	Per Dwelling Unit
New TV Security System		
Cameras	\$2,587	Per Camera
Monitors	\$1,218	Per Monitor
Receivers	\$1,293	Per Receiver

Walkways, Ramps, Stairs

Accessibility Ramps – Exterior	\$435	Per Square Foot
Accessibility Ramps – Interior	\$84	Per Square Foot
Catwalk	\$211	Per Square Foot
Courtyards, Driveways, Walkways – Concrete	\$16	Per Square Foot
Courtyards, Driveways, Walkways – Asphalt	\$16	Per Square Foot
Flooring – Bamboo	\$12	Per Square Foot
Flooring – Granite	\$41	Per Square Foot
Flooring – Hardwood	\$18	Per Square Foot
Flooring – Marble	\$63	Per Square Foot
Flooring – Porcelain Tile	\$24	Per Square Foot
Flooring – Vinyl Tile	\$8	Per Square Foot

Retaining Wall	\$1,332	Per Linear Foot
Stairs – Exterior	\$24,451	Per Set of Stairs
Stairs – Interior	\$24,560	Per Flight of Stairs

Windows

Child Guard (In conjunction with qualifying MCI)	\$93	Per Child Guard
Window – Aluminum	\$1,860	Per Window
Window – Steel	\$2,430	Per Window
Window – Storm	\$754	Per Window
Window – Vinyl	\$1,446	Per Window
Window – Wood	\$1,503	Per Window
Window Beam	\$125	Per Linear Foot
Metal Window Capping	\$11	Per Linear Foot

Miscellaneous

Asbestos Monitoring	\$960	Per Day
Chute Door	\$705	Per Chute Door
Compactor	\$23,752	Per Compactor
Fence Rental	\$15	Per Linear Foot
Mailboxes	\$194	Per Mailbox
Sprinkler System – Water	\$13	Per Gross Sq. Foot
Wheelchair Lift	\$74,158	Per Wheelchair Lift

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

Issued: January 8, 2025