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

Update Number 2 to Operational Bulletin 2014-1
(Issued March 31, 2026)

Conversion from Master to Individual Metering of Electricity with Direct Payment by Tenant

New Schedule of Rent Reductions

Update Number 2 to Operational Bulletin 2014-1 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").

Update Number 2 to Operational Bulletin 2014-1 establishes an updated schedule of rent reductions for rent stabilized and rent controlled housing accommodations, where approval of the NYS Division of Housing and Community Renewal (DHCR) is required when there is a conversion from master metering of electricity, when inclusion of the cost of electricity is included in the rent, to individual metering whereby the tenant becomes responsible for the cost of their own electrical consumption.

Operational Bulletin 2014-1 issued February 11, 2014, subsequent updates, and the Regulations provide all the relevant information pertaining to conversions from master metering to direct metering or submetering.

Rent Reduction Formula

Upon granting an owner's application to convert from master to individual metering of electricity, and at the time the actual conversion is completed, DHCR will apply schedules of rent reductions for rent stabilized and rent controlled housing accommodations that are converted to individual metering.

The schedules are derived from data by the NYC Rent Guidelines Board, the United States Census Bureau and the NYC Department of Housing Preservation and Development (HPD) regarding the 2023 Housing and Vacancy Survey (HVS).

Note on Additional Charges for Appliances:

After the conversion, for every unit that becomes individually metered, the owner is not permitted to collect any previously authorized appliance charges to offset the cost of operating appliances which consume large quantities of electricity (i.e. air conditioners) and pursuant to Chapter 619 of the Laws of 2022, effective November 21, 2022, in rent stabilized and rent controlled apartments, owners are prohibited from the continued

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

collection and from the prospective imposition of a surcharge on a tenant for the use of a tenant-installed air conditioning unit if the tenant pays for the electric utility service.

For more detailed information regarding Air Conditioners and surcharges please review DHCR Fact Sheet #27.

SCHEDULE OF RENT REDUCTIONS

Nassau County		
Number of Rooms	**Direct Metering**	**Submetering**
1	$51.89	$35.93
2	$61.24	$44.06
3	$69.23	$51.00
4	$75.62	$56.55
5+	$77.45	$58.14

New York City		
Number of Rooms	**Direct Metering**	**Submetering**
1	$69.75	$46.80
2	$82.50	$57.70
3	$93.75	$67.01
4	$102.50	$74.45
5+	$105.00	$76.58

Rockland County		
Number of Rooms	**Direct Metering**	**Submetering**
1	$62.75	$28.09
2	$72.71	$34.22
3	$81.20	$39.46
4	$88.01	$43.64
5+	$89.94	$44.84

Ulster County		
Number of Rooms	**Direct Metering**	**Submetering**
1	$62.11	$33.12
2	$72.79	$40.54
3	$81.93	$46.87
4	$89.22	$51.94
5+	$91.32	$53.39

Westchester County		
Number of Rooms	**Direct Metering**	**Submetering**
1	$70.23	$47.10
2	$83.07	$58.07
3	$94.39	$67.44
4	$103.21	$74.94
5+	$105.73	$77.08

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Issued: March 31, 2026