



# Homes and Community Renewal

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## THE 2018 FINDINGS REGARDING THE PRICE CHANGES AND MAXIMUM CONSUMPTION STANDARDS FOR HEATING FUELS PURSUANT TO THE FUEL COST ADJUSTMENT LAW FOR RENT CONTROLLED TENANTS

The findings of price changes for heating fuels from January 1, 2017 to December 31, 2017 are shown in Table I. They are based on a study of home heating oil prices provided by the NYC Rent Guidelines Board oil survey, a NYS Energy Research and Development Authority report, rate schedules for utility companies providing heating fuel, and a survey of retail coal vendors.

**TABLE I**  
**PRICE CHANGES FOR HEATING FUELS**  
**FROM JANUARY 1, 2017 TO DECEMBER 31, 2017**

<b><u>Type of Fuel</u></b>	<b><u>Price Change</u></b>	<b><u>Per Unit Of Fuel</u></b>
#2 Oil	0.3109 (increase)	Gallon
#4 Oil	0.2905 (increase)	Gallon
Gas: National Grid of New York	0.1238 (increase)	CCF (100 Cubic Feet)
Gas: Con Edison	0.1362 (increase)	CCF (100 Cubic Feet)
Gas: National Grid	0.0271 (increase)	CCF (100 Cubic Feet)
Temperature controlled or Interruptible Gas Systems only:		
National Grid of New York	-0.0241 (decrease)	CCF (100 Cubic Feet)
Con Edison	0.1117 (increase)	CCF (100 Cubic Feet)
Electricity	-0.0206 (decrease)	KWH (Kilowatt Hours)
Steam	-0.2819 (decrease)	Mlb (1,000 lbs)
Coal	0.0000 (no change)	Ton

Pursuant to NYC law and regulation, no residential building in the City of New York is allowed to burn No. 6 heating oil as of July 1, 2015. Accordingly, this year’s fuel price changes document is amended to exclude this category of heating oil from the annual findings. It should be noted this practice will continue for all subsequent years, unless amended by future law and/or regulation.

Based upon consumption patterns in rent controlled properties which use heating oil and using British Thermal Unit (BTU) equivalents for various types of heating fuels, the Annual Maximum Consumption Standards are shown in Table II below.

**TABLE II**  
**ANNUAL MAXIMUM CONSUMPTION STANDARDS PER ROOM**  
**FROM JANUARY 1, 2017 TO DECEMBER 31, 2017**

<u>Type of Fuel</u>	<u>Heat and Hot Water</u>	<u>Hot Water Only</u>
Oil (All types)	200 Gallons	55 Gallons
Gas	270 CCF	75 CCF
Electricity	8,120 KWH	2,244 KWH
Steam	27.8 Mlbs	7.6 Mlbs
Coal	1.08 Tons	0.30 Ton

The rent adjustment is calculated by multiplying the Price Change by the Actual Annual Consumption Per Room, not to exceed the Annual Maximum Consumption Standard Per Room for the type of fuel used in the building. That amount is then multiplied by seventy-five percent (75%) and divided by twelve (12) to arrive at the Monthly Rent Adjustment Per Room for the building.

**IMPORTANT NOTICE:** The prices of National Grid of NY interruptible gas, Con Edison electricity and Con Edison steam decreased during calendar year 2017. Owners utilizing these previously mentioned fuels and who had obtained an increase for fuel cost since December 31, 1979 are **required** to serve all affected tenants. In addition, the owner must file the necessary forms with the Division of Housing and Community Renewal (DHCR) for a reduction of fuel costs within sixty days of this finding and effectuate such reductions. If an owner fails to do so, all fuel cost adjustments previously obtained will be forfeited for a period of twelve months and the reduction will be retroactive to January 1, 2018.

Promulgated on this twenty-second day of January 2018, pursuant to Local Law No. 20 of 1980.

Woody Pascal  
 Deputy Commissioner