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**Update Number 2 to Operational Bulletin 2003-1**  
**Conversion from Master to Individual Metering of Electricity**  
**with Direct Payment by Tenant**

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**NEW SCHEDULE OF RENT REVISIONS**

**Schedule of Rent Reductions Affecting:**  
**New York City Rent Stabilization Code (RSC)**  
**Emergency Tenant Protection Regulations (TPR)**  
**New York City Rent and Eviction Regulations (CRER)**  
**New York State Rent and Eviction Regulations (SRER)**

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This Update to the Operational Bulletin is issued under authority of Sections 2522.4 and 2527.11 of the RSC; Sections 2502.4 and 2507.11 of the TPR; Sections 2202.16 and 2209.8 of the CRER, and Sections 2101.4 and 2109.8 of the SRER.

It establishes an updated schedule of rent decreases for rent stabilized and rent controlled housing accommodations, where with the approval of the NYS Division of Housing and Community Renewal (DHCR), there is a conversion from master metering of electricity, with inclusion of the cost of electricity in the rent to individual metering whereby the tenant becomes responsible for the cost of his or her own electrical consumption. It supersedes the schedule set forth in Operational Bulletin 2003-1 (issued November 12, 2003) and Update Number 1 (issued September 3, 2008), Operational Bulletin 96-2 (issued August 28, 1996), and Administrator's Interpretation No. 7 (issued March 21, 1975 and applicable to New York City rent controlled housing accommodations), and any other outstanding formula or schedule for setting rents upon electrical conversion of rent regulated housing accommodations. Operational Bulletin 2003-1 and Update Number 1 otherwise remain in effect and should be referred to where necessary for explanation and instructions on such matters as: the definition and procedures with respect to direct metering and submetering; protection of senior citizens and additional charges for appliances.

## **Rent Reduction Formula**

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

The schedules are derived from data analysis by the NYC Rent Guidelines Board, as well as the NYC Department of Housing Preservation and Development (HPD) tabulation of data from the United States Census Bureau entitled "2008 NYC Housing and Vacancy Survey" (HVS) which is the most recent survey, with selected initial findings published on June 30, 2009. This data is available on the HPD web site at: <http://www.nyc.gov/html/hpd/html/pr/vacancy.shtml>

or on the U.S. Census Bureau web site at:

<http://www.census.gov/hhes/www/housing/nychvs/nychvs.html>

In addition, data from the U.S. Department of Energy, Energy Information Administration (EIA) which became available in early 2010 was utilized in calculating the rent reductions. This information could be found at the following website:

<http://www.eia.doe.gov/cneaf/electricity/page/eia861.html>

In the future, using the formula set forth in Operational Bulletin 2003-1 with updated information, upon publication of a new HVS by the NYC HPD, further tabulation of the new data by the NYC Rent Guidelines Board, and updated information from EIA's Form 861, DHCR will promulgate a new Operational Bulletin that will incorporate data from that survey in the same manner as is set forth herein.

## **Updated Schedule of Rent Reductions**

Please note, an update of the rent decreases for Albany and Erie Counties was not included because no applications have been filed from these counties for approximately 10 years. In the event an application is filed in either county, an appropriate update will be completed..

<b>Nassau County</b>		
<b>Number of Rooms</b>	<b>Direct metering</b>	<b>Submetering</b>
1	\$41.14	\$37.83
2	\$45.20	\$41.70
3	\$53.71	\$49.82
4	\$56.96	\$52.91
5	\$62.02	\$57.75
6 or more add	\$5.22 per room	\$4.98 per room

<b>New York City</b>		
<b>Number of Rooms</b>	<b>Direct metering</b>	<b>Submetering</b>
1	\$55.00	\$42.58
2	\$60.00	\$46.99
3	\$70.00	\$56.25
4	\$74.00	\$59.78
5	\$80.00	\$65.29
6 or more add	\$6.25 per room	\$5.68 per room

<b>Rockland County</b>		
<b>Number of Rooms</b>	<b>Direct metering</b>	<b>Submetering</b>
1	\$40.63	\$30.75
2	\$44.27	\$33.81
3	\$51.93	\$40.23
4	\$55.02	\$42.68
5	\$59.57	\$46.50
6 or more add	\$4.74 per room	\$3.94 per room

<b>Westchester County</b>		
<b>Number of Rooms</b>	<b>Direct metering</b>	<b>Submetering</b>
1	\$55.00	\$42.58
2	\$60.00	\$46.99
3	\$70.00	\$56.25
4	\$74.00	\$59.78
5	\$80.00	\$65.29
6 or more add	\$6.25 per room	\$5.68 per room

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