



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

*Operational Bulletin 96-2 (August 28, 1996)*

***Change from Rent Inclusion of Electric Current to  
Direct Payment by Tenant; Schedule of Rent Decreases  
Affecting  
Emergency Tenant Protection Regulations (TPR)  
New York City Rent Stabilization Code (RSC)  
State Rent and Eviction Regulations (SRR)  
New York City Rent and Eviction Regulations (CRR)***

This Operational Bulletin is issued pursuant to the TPR adopted under the Emergency Tenant Protection Act of 1974; Section 2527.11 of the RSC; Section 2109.8 of the SRR; and Section 2209.8 of the CRR, and establishes a schedule of rent decreases for rent stabilized, as well as rent controlled housing accommodations, where, with the approval of DHCR, there is a change from rent inclusion of electric current to direct payment by the tenant to a public utility company. The schedule of rent decreases set forth in Administrator's Interpretation No. 7 (issued March 21, 1975 and applicable to New York City rent controlled housing accommodations), as well as any other outstanding schedule applicable to other housing accommodations, is superseded by the schedule contained in this Operational Bulletin.

Tenants of many rent regulated housing accommodations receive unmetered electric current as a service included in the rent. As is stated in Administrator's Interpretation No. 7, where an owner has been furnishing unlimited electric current to the tenants:

The growing number of electrical appliances and equipment presently available to the tenant has caused demands for increased electric current beyond all previous contemplation and in many instances in excess of the capacity of the existing electrical wiring system. Even some wiring systems installed relatively recently, as well as earlier installations, have become inadequate to supply the needed electricity ...

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[C]onsidering the greatly increased usage of electrical appliances, the probability of further increase in usage and the accelerating increase in cost of electric current, some landlords no longer find it economically feasible to install adequate wiring in a building where the electric current is included in the rent. Further, even where a building was previously rewired, the landlord may find that the present cost of supplying electric service to the tenants has made this arrangement uneconomical.

To ensure that rent decreases upon conversion to direct metering appropriately reflect the costs of electric current, DHCR will apply the following schedule of rent decreases for both rent controlled and rent stabilized housing accommodations based upon the “Section 8 Electrical Utility Allowance” for each locality indicated below; and eliminate from the rent any authorized appliance charges levied against the tenant to offset the cost of operating appliances which consume large quantities of electricity (i.e. air conditioners.) In all locations, the decrease set forth below along with the elimination of the authorized appliance charges will be the only decreases allowed and will not be followed by any additional decreases.

Municipality/County	Bedrooms				
	0	1	2	3	4 or more
New York City (1)	\$31	\$35	\$41	\$46	\$49
Westchester/Rockland (2)	30	32	38	43	55
Nassau (3)	19	24	29	39	48
Albany/Rensselaer/ Schenectady (4)	20	26	35	43	53
Erie (5)	22	28	38	47	58

- (1) New York City Housing Authority
- (2) Yonkers Housing Authority
- (3) Hempstead and Long Beach Housing Authority
- (4) Albany Housing Authority
- (5) Rental Assistance Corporation of Buffalo

Except to the extent necessary to implement the rent decreases set forth above, this Operational Bulletin does not change current procedures for the termination of rent inclusion of electric current.

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