

J-51 Reform Program Tentative Certified Reasonable Cost Schedule

***Disclaimer:** Pursuant to the authority granted to HPD by Real Property Tax Law § 489(21) and New York City Administrative Code § 11-243.2 (collectively, the “J-51 R statutes”), HPD intends to propose a rule to publish the Certified Reasonable Cost Schedule for the J-51 R program on HPD’s website. The tentative Certified Reasonable Cost Schedule is provided for purposes of interim guidance to assist properties in applying for J-51 R program benefits, but it is subject to change and shall not become effective until HPD adopts applicable rules in accordance with the requirements of the J-51 R statutes and New York City Charter § 1043. All applications submitted for J-51 R program benefits in the interim shall ultimately be governed by such adopted rules.

Item #	Item	Qty.	Maximum CRC
1011	Asbestos - other	Sq. Ft.	\$22.23
1012	Asbestos - piping	Lin. Ft.	\$21.00
1020	Deleading of Lead Paint (see Deleading Schedule)		
1030	Chimney, masonry	Floors	\$4,929.10
1040	General masonry (façade only)	Sq. Ft.	\$26.01
1050	Cement wash or waterproofing	Sq. Ft.	\$4.93
1060	Cellar Ceiling (fireproof board)	Sq. Ft.	\$4.03
1080	Replace Elevator with Gearless, complete (base unit, 4 stops)	Units	\$223,231.00
1090	Replace elevator: additional allowance for each stop over 4 floors	Floors	\$16,365.00
1100	Motor	Units	\$14,136.00
1110	Traction machine	Units	\$28,931.00
1120	Two-speed/variable speed controller	Units	\$14,134.20
1130	Cables	Floor	\$617.00
1140	Shaftway door	Units	\$4,205.40
1180	Floor call station	Floors	\$301.00
1200	Interlocks	Units	\$575.00
1210	Door operator	Units	\$4,149.00
1220	Car Reline cab	Units	\$13,940.00
1230	Interior Vertical Wheelchair Lift - 5' Height	Units	\$19,392.89
1240	Interior Vertical Wheelchair Lift - 8' Height	Units	\$24,992.89
1250	External Vertical Wheelchair Lift - 5' Height	Units	\$21,395.06
1260	External Vertical Wheelchair Lift - 8' Height	Units	\$26,995.06
1270	Structural Slab	Cu. Yd.	\$1,499.00
1280	Floor joists (include sub floor)	Units	\$422.00
1290	Partition Gypsum/plaster	Rooms	\$3,180.60
1300	Insulation: Exterior	Sq. Ft.	\$2.32
1310	Insulation: Interior	Sq. Ft.	\$1.73
1320	Air Sealing: Repointing exterior masonry walls	Sq. Ft.	\$20.61
1330	Air Sealing: PTACs or AC units	Units	\$118.00
1340	Air Sealing: Elevator/Stairwell Shaft Vent	Units	\$1,782.90
1350	Roof (surface + exterior insulation)	Sq. Ft.	\$30.20
1360	Roof (surface + roof plenum insulation)	Sq. Ft.	\$33.90
1370	Roof with walkway pads (include insulation)	Sq. Ft.	\$37.50
1380	Roof with roof deck (includes insulation)	Sq. Ft.	\$44.90
1420	Parapet including coping	Lin. Ft.	\$640.09
1430	Coping only	Lin. Ft.	\$41.71
1440	Railing, roof	Lin. Ft.	\$78.46
1450	Window, low-e double glazed w/ screens	Units	\$2,017.30
1460	Window, low-e double glazed w/o screen	Units	\$1,516.00
1470	Window, insulating glass over 24sf	Sq. Ft.	\$122.40
1490	Lintel replacement	Units	\$594.50
1500	Window guards, childproof	Units	\$156.48
1510	Skylight including screens	Units	\$1,782.90
1520	Building Entry Doors: Replace existing doors and frames. Square Foot	Sq. Ft.	\$454.82
1530	Building Entry Doors: Replace existing doors and frames. Set	Units	\$9,551.30
2011	Building Entry Doors: Weatherstripping & Door Sweeps only	Units	\$596.70

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Item #	Item	Qty.	Maximum CRC
2012	Entry Doors: Hollow metal, fired rated	Units	\$2,406.33
2020	Entrance, stoops, steps/concrete	Risers	\$2,441.00
2030	New Hot water heater with tank (input) - 0-600		
2030	New Hot water heater with tank (input) - 0-600 MBH (QTY)	Units	\$4,387.12
2030	New Hot water heater with tank (input) - 0-600 MBH (MBH)	MBH	\$58.49
2060	New Hot water heater with tank (input) - >600 MBH		
2060	New Hot water heater with tank (input) - >600 MBH (QTY)	Units	\$28,679.60
2060	New Hot water heater with tank (input) - >600 MBH (MBH)	MBH	\$39.56
2100	Insulation, pipe (also heating)	Lin. Ft.	\$14.40
2110	Variable Frequency Drives - 10 HP (HP)	HP	\$574.32
2120	Variable Frequency Drives - 50 HP (HP)	HP	\$359.25
3021	Variable Frequency Drives - 100 HP (HP)	HP	\$293.27
3022	Variable Frequency Drives - 200 HP (HP)	HP	\$260.07
3031	Water main, risers, branches	DU	\$5,491.00
3032	Waste and vent (complete)	DU	\$2,266.00
3040	Water service, street connection	Lin. Ft.	\$264.83
3070	Sewer, street connection	Lin. Ft.	\$173.50
3080	Gas, risers and connections	DU	\$986.00
3090	Sprinklers heads (including piping):	Units	\$994.40
3100	Standpipe	Floors	\$3,213.93
3110	New right-sized boiler up to 2,000		
3110	New right-sized boiler up to 2,000 MBH (QTY)	Units	\$52,854.60
3110	New right-sized boiler up to 2,000 MBH (MBH)	MBH	\$28.19
3140	New right-sized boiler up to 4,000 MBH		
3140	New right-sized boiler up to 4,000 MBH (QTY)	Units	\$79,891.50
3140	New right-sized boiler up to 4,000 MBH (MBH)	MBH	\$22.38
4011	New right-sized boiler up to 6,000 MBH		
4011	New right-sized boiler up to 6,000 MBH (QTY)	Units	\$144,677.50
4011	New right-sized boiler up to 6,000 MBH (MBH)	MBH	\$23.72
4021	New right-sized boiler > 6,000 MBH		
4021	New right-sized boiler > 6,000 MBH (QTY)	Units	\$169,551.00
4021	New right-sized boiler > 6,000 MBH (MBH)	MBH	\$24.33
4031	New Boiler-burner up to 2,000 MBH		
4031	New Boiler-burner up to 2,000 MBH (QTY)	Units	\$70,437.10
4031	New Boiler-burner up to 2,000 MBH (MBH)	MBH	\$34.46
4041	New Boiler-burner up to 4,000 MBH		
4041	New Boiler-burner up to 4,000 MBH (QTY)	Units	\$114,590.50
4041	New Boiler-burner up to 4,000 MBH (MBH)	MBH	\$28.03
4051	New Boiler-burner up to 6,000 MBH		
4051	New Boiler-burner up to 6,000 MBH (QTY)	Units	\$184,901.00
4051	New Boiler-burner up to 6,000 MBH (MBH)	MBH	\$30.82
4061	New Boiler-burner > 6,000 MBH		
4061	New Boiler-burner > 6,000 MBH (QTY)	Units	\$378,030.00
4061	New Boiler-burner > 6,000 MBH (MBH)	MBH	\$28.00
4071	New Burner up to 2,000 MBH (1800 mbh)		
4071	New Burner up to 2,000 MBH (1800 mbh) (QTY)	Units	\$7,881.83
4071	New Burner up to 2,000 MBH (MBH)	MBH	\$4.38
4081	New Burner up to 4,000 MBH (3000 mbh)		
4081	New Burner up to 4,000 MBH (3000 mbh) (QTY)	Units	\$7,469.45
4081	New Burner up to 4,000 MBH (MBH)	MBH	\$2.49
4091	New Burner up to 6,000 MBH (4100 mbh)		
4091	New Burner up to 6,000 MBH (4100 mbh) (QTY)	Units	\$10,452.80
4091	New Burner up to 6,000 MBH (MBH)	MBH	\$10.87
4101	New Burner > 6,000 MBH		
4101	New Burner > 6,000 MBH (QTY)	Units	\$22,479.12
4101	New Burner > 6,000 MBH (MBH)	MBH	\$3.75

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Item #	Item	Qty.	Maximum CRC
4111	Linkageless burner modulation (any size)	Controls	\$11,002.07
4112	O2 Trim add-on to linkageless burner modulation (boilers over 350 HP)	Units	\$5,572.48
4121	VFD for burner motor (boilers over 50 HP or burners over 350 HP)	HP	\$5,572.48
4122	TRVs w/ air vent (1 pipe systems)	Units	\$229.04
4130	TRVs w/ orifice plates (2 pipe system)	Units	\$229.04
4140	TRVs for hydronic system	Units	\$144.04
4150	Master Vents - top of riser	Units	\$744.08
4161	Master Vents- bottom of vent	Units	\$1,481.12
4162	Master Vents: horizontal branches	Units	\$744.08
4171	Steam control valves only	Units	\$187.20
4172	Steam Traps (in-basement traps only)	Units	\$288.04
4180	New convectors or radiators (17x36)	Units	\$530.59
5011	Radiant Barriers behind radiators	Units	\$68.20
5012	Install new EMS or BMS	Units	\$8,161.56
5020	Upgrade EMS or BMS	Units	\$8,161.56
5031	Boiler Controls Only	Units	\$1,411.81
5032	Indoor Sensors	Units	\$129.60
5041	Metal boiler stack	Floors	\$2,499.00
5042	Piping, heat mains (campus)	Lin. Ft.	\$560.00
5050	Forced-Air Systems 36 MBH Cooling 75 MBH Heating		
5050	Forced-Air Systems 36 MBH Cooling 75 MBH Heating (QTY)	Units	\$7,434.28
5050	Forced-Air Systems 36 MBH Cooling 75 MBH Heating (Heating MBH)	MBH	\$99.12
5070	Forced-Air Systems 60 MBH Cooling 125 MBH Heating		
5070	Forced-Air Systems 60 MBH Cooling 125 MBH Heating. (QTY)	Units	\$9,593.55
5070	Forced-Air Systems 60 MBH Cooling 125 MBH Heating (Heating MBH)	MBH	\$76.75
5100	Forced-Air Systems Ductwork for hot air systems: (allowed as a substitute at 90% of the above)	Rooms	\$689.59
5110	Heat Pump ASHP 5 ton cooling/ 27 MBH heat (condensing unit qty)	Systems	\$8,828.25
5120	Heat Pump ASHP 10 ton cooling/ 27 MBH heat (condensing unit qty)	Systems	\$14,343.93
5130	Heat Pump ASHP 15 ton cooling/ 27 MBH heat (condensing unit qty)	Systems	\$21,750.03
5140	Heat Pump ASHP 25 ton cooling/ 27 MBH heat (condensing unit qty)	Systems	\$44,690.10
5150	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 50 MBH (Claimed Cost)		
5150	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 50 MBH (QTY)	Units	\$14,344.00
5150	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 50 MBH (MBH)	MBH	\$286.88
5160	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - Up to 100-149 MBH (Claimed Cost)		
5160	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 100 MBH (QTY)	Units	\$30,932.00
5160	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 100 MBH (MBH)	MBH	\$309.32

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Item #	Item	Qty.	Maximum CRC
5170	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 150 MBH (Claimed Cost)		
5170	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 150 MBH (QTY)	Units	\$44,053.00
5170	Air to Water Heat Pumps for Domestic Hot Water (HP/DHW) with Tank (must be Energy Star) - 150 MBH (MBH)	MBH	\$293.68
7030	Indoor Unit: ductless VRF type	Units	\$1,490.33
7040	Tubing, pads, accessories	Systems	\$1,093.06
7050	ASHP cooling/ heating (system)	MBH	\$946.67
7060	Split Ductless System: 1 ton cooling + heating	Systems	\$3,335.95
7070	Split Ductless System: 1.5 ton cooling + heating	Systems	\$4,261.08
7080	Seal & balance kitchen & toilet exhaust risers	Floors	\$683.91
7090	Upgrade ventilation fans 1650 CFM Roof Exhauster, V-belt	Units	\$2,479.88
7100	Upgrade ventilation fans 3500 CFM Roof Exhauster, V-belt	Units	\$3,547.48
7110	Upgrade ventilation fans 13760 CFM Roof Exhauster, V-belt	Units	\$6,972.04
7120	Energy-recovery Ventilators (ERVs)	Cu. Ft/Min.	\$10.87
7140	All new apartment wiring COST ONLY		
7140	All new apartment wiring DU (QTY ONLY)	DU	\$3,575.00
7140	All new apartment wiring Room (QTY ONLY)	Rooms	\$1,013.00
7150	Apartment wiring only, adequate (risers and meters separate)	DU	\$3,971.00
7160	Electric service equipment: with individual meter		
7160	Electric service equipment: with individual meter (Entry)	Units	\$4,646.00
7160	Electric service equipment: with individual meter(QTY)	DU	\$4,063.00
7170	Electric service equipment: with master meter		
7170	Electric service equipment: with master meter (Entry)	Units	\$4,646.00
7170	Electric service equipment: with master meter (QTY)	DU	\$2,708.00
7180	Apartment Panel	DU	\$918.00
7190	Risers with individual meter	DU	\$481.00
7200	Risers with master meter	DU	\$680.00
7210	Outlet on new circuit	Units	\$216.00
7220	Combination Smoke/carbon monoxide detector, hard wired	DU	\$296.00
7230	Sub-Meter master-metered buildings (per DU)	DU	\$366.73
7240	Cogeneration Equipment	kW	\$21,178.00

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Item #	Item	Qty.	Maximum CRC
Deleading Claimed Costs			
1	Lead Risk Assessment	DU	\$604.80
2	Lead Inspection	DU	\$378.00
3	Baseboard ,Wood Molding (Remove and install)	Lin. Ft.	\$7.19
4	Ceiling , Lamination, Apartments	Rooms	\$550.80
5	Ceiling , Lamination, Common Area	Sq. Ft.	\$3.24
6	Closet Shelf and Pole Set (Remove and Install)	Units	\$97.84
7	Convectors or Radiators, New	Units	\$419.76
8	Convectors or Radiators, Stripped	Units	\$132.87
9	Doors, Bi-fold Closet	Units	\$348.54
10	Doors, Hollow Metal	Units	\$2,413.00
11	Doors Main Entrance and Lobby Set	Set	\$8,761.00
12	Doors, Sliding Closet Set	Set	\$3,763.44
13	Doors , Wood Swing	Units	\$1,621.14
14	Flooring, Finished Wood	Rooms	\$1,793.40
15	Flooring, Resilient w/Underlayment	Rooms	\$922.60
16	Kitchen Cabinets- Base and Counter 18	Lin. Ft.	\$217.80
17	Kitchen Cabinets 18	Lin. Ft.	\$130.68
18	Medicine Cabinets (incl. mirror) 4sf	Units	\$174.24
19	Partitions, Common Area	Sq. Ft.	\$3.24
20	Partitions, Gypsum Board or Plaster	Sq. Ft.	\$1,393.20
21	Risers, Stripped	Lin. Ft.	\$43.56
22	Stairs, Steel, Stripped	Steps	\$89.25
23	Window Sill (Remove and install)	Units	\$157.99
24	Window, Insulating Glass	Units	\$820.80
25	Window, Insulating Glass Over 24 SF	Sq. Ft.	\$34.20