

2012 UTILITY ALLOWANCE UPDATE

Attached are the newly released 2012 utility allowances effective 7/1/12. Per IRS regulations the new utility allowances must be implemented no later than 90 days from the date the owner receives them or 12/9/12. If you do not wish to use the DCA utility allowances, listed below are alternative methods of calculating utility allowance estimates.

1. Utility Company Estimates

Under Treas. Reg. §1.42-10(b)(4)(ii)(B), any interested party (tenant, owner, or state agency) may request a written estimated cost of that utility for a unit of similar size and construction *for the geographic area in which the building is located*. This estimate becomes the appropriate utility allowance for all rent-restricted units of similar size and construction in the building. The local utility estimate is not available to buildings/tenants subject to Rural Housing Service or HUD jurisdiction.

2. HUD Utility Schedule Model

Under Treas. Reg. §1.42-10(b)(4)(ii)(D),⁹ a building owner may calculate a utility allowance using the “HUD Utility Schedule Model” that can be found on HUD’s Internet site, the Low-Income Housing Tax Credits page at www.huduser.org/datasets/lihtc.html or successor URL. Utility rates used for the HUD Utility Schedule Model must be no older than the rates in place 60 days prior to the date the utility allowance will change.

3. Energy Consumption Model

Under Treas. Reg. §1.42-10(b)(4)(ii)(E),¹⁰ a building owner may calculate a utility allowance using an energy and water and sewage consumption analysis model (energy consumption model).

Factors to Consider

The energy consumption model must, at a minimum, take into account specific factors including, but not limited to: (1) unit size, (2) building orientation, design and materials, mechanical systems, appliances, and characteristics of the building location.

Estimates Provided by Licensed Engineer or Qualified Professional

The utility allowance must be prepared by a properly licensed engineer or a qualified professional. A qualified professional must be (1) approved by the state/local housing credit agency having jurisdiction over the building, and (2) must not be related to the building owner within the meaning of IRC §§ 267(b) or 707(b).

**Allowance for
Tenant-Furnished Utilities
and Other Services**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective
New Jersey Department of Community Affairs NJ Averages		Low Rise					07/01/2012
Utility or Service		Monthly Dollar Allowances					Expires
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	38	50	67	82	99	114
	b. Electric	44	58	77	96	115	132
	c. Bottle Gas	128	167	223	276	332	381
	d. Oil	119	156	208	257	309	355
Cooking	a. Natural Gas	7	9	12	15	18	20
	b. Electric	8	10	14	17	21	23
	c. Bottle Gas	23	30	40	49	61	66
Other Electricity		28	36	49	60	75	81
Air Conditioning		9	12	16	19	23	26
Water Heating	a. Natural Gas	9	11	15	18	23	25
	b. Electric	13	17	23	28	35	38
	c. Bottle Gas	29	37	49	61	76	82
	d. Oil	24	31	42	52	64	69
Water		27	34	42	51	56	64
Sewer		42	42	42	42	42	42
Trash Collection							
Range/Microwave		4	4	5	5	5	5
Refrigerator		3	3	3	5	5	7
Other – specify							

Actual Family Allowances To be used by the family to compute allowance.
Complete below for actual unit rented.

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Name of Family _____

Address of Unit _____

Number of Bedrooms _____

**Allowance for
Tenant-Furnished Utilities
and Other Services**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective
New Jersey Department of Community Affairs NJ Averages		High Rise (High Rise with Elevator)*					07/01/2012
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	36	41	49	59	67	84
	b. Electric	37	46	56	69	85	100
	c. Bottle Gas						
	d. Oil						
Cooking	a. Natural Gas	7	9	12	15	18	20
	b. Electric	8	10	14	17	21	23
	c. Bottle Gas						
Other Electricity	28	36	49	60	75	81	
Air Conditioning	9	12	16	19	23	26	
Water Heating	a. Natural Gas	9	11	15	18	23	25
	b. Electric	13	17	23	28	35	38
	c. Bottle Gas						
	d. Oil						
Water	27	34	42	51	56	64	
Sewer	42	42	42	42	42	42	
Trash Collection							
Range/Microwave	4	4	5	5	5	5	
Refrigerator	3	3	3	5	5	7	
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance. Complete below for actual unit rented.	Utility or Service	per month cost
	Heating	\$
Name of Family	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
Number of Bedrooms	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
	Total	\$

**Allowance for
Tenant-Furnished Utilities
and Other Services**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective
New Jersey Department of Community Affairs NJ Averages		Row House / Garden Apartment (Rowhouse/Townhouse)*					07/01/2012
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	35	47	64	79	96	112
	b. Electric	41	55	74	92	111	130
	c. Bottle Gas	118	157	213	266	322	374
	d. Oil	110	146	198	247	299	348
Cooking	a. Natural Gas	7	9	12	15	18	20
	b. Electric	8	10	14	17	21	23
	c. Bottle Gas	23	30	40	49	61	66
Other Electricity		28	36	49	60	75	81
Air Conditioning		10	13	17	21	25	28
Water Heating	a. Natural Gas	9	11	15	18	23	25
	b. Electric	13	17	23	28	35	38
	c. Bottle Gas	29	37	49	61	76	82
	d. Oil	24	31	42	52	64	69
Water		27	34	42	51	56	64
Sewer		42	42	42	42	42	42
Trash Collection							
Range/Microwave		4	4	5	5	5	5
Refrigerator		3	3	3	5	5	7
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance.

Complete below for actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

**Allowance for
Tenant-Furnished Utilities
and Other Services**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective	Expires
New Jersey Department of Community Affairs NJ Averages		Single Family Detached					07/01/2012	06/30/2013
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	47	63	75	95	108	125	
	b. Electric	54	73	88	110	125	145	
	c. Bottle Gas	156	211	252	318	360	418	
	d. Oil	145	196	235	296	335	389	
Cooking	a. Natural Gas	7	9	12	15	18	20	
	b. Electric	8	10	14	17	21	23	
	c. Bottle Gas	23	30	40	49	61	66	
Other Electricity		28	36	49	60	75	81	
Air Conditioning		17	22	29	36	43	48	
Water Heating	a. Natural Gas	9	11	15	18	23	25	
	b. Electric	13	17	23	28	35	38	
	c. Bottle Gas	29	37	49	61	76	82	
	d. Oil	24	31	42	52	64	69	
Water		27	34	42	51	56	64	
Sewer		42	42	42	42	42	42	
Trash Collection								
Range/Microwave		4	4	5	5	5	5	
Refrigerator		3	3	3	5	5	7	
Other – specify								

Actual Family Allowances To be used by the family to compute allowance.
Complete below for actual unit rented.

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Name of Family _____

Address of Unit _____

Number of Bedrooms _____

**Allowance for
Tenant-Furnished Utilities
and Other Services**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective	Expires
New Jersey Department of Community Affairs NJ Averages		Duplex & Two/Three Family					07/01/2012	06/30/2013
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	43	55	73	90	106	120	
	b. Electric	49	64	84	105	123	140	
	c. Bottle Gas	142	184	243	302	354	403	
	d. Oil	133	171	226	281	330	375	
Cooking	a. Natural Gas	7	9	12	15	18	20	
	b. Electric	8	10	14	17	21	23	
	c. Bottle Gas	23	30	40	49	61	66	
Other Electricity		28	36	49	60	75	81	
Air Conditioning		10	13	17	21	25	28	
Water Heating	a. Natural Gas	9	11	15	18	23	25	
	b. Electric	13	17	23	28	35	38	
	c. Bottle Gas	29	37	49	61	76	82	
	d. Oil	24	31	42	52	64	69	
Water		27	34	42	51	56	64	
Sewer		42	42	42	42	42	42	
Trash Collection								
Range/Microwave		4	4	5	5	5	5	
Refrigerator		3	3	3	5	5	7	
Other -- specify								

Actual Family Allowances To be used by the family to compute allowance. Complete below for actual unit rented.		Utility or Service	per month cost
Name of Family Address of Unit Number of Bedrooms		Heating	\$
		Cooking	
		Other Electric	
		Air Conditioning	
		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
		Other	
		Total	\$

**Allowance for
Tenant-Furnished Utilities
and Other Services**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality		Unit Type					Effective
New Jersey Department of Community Affairs NJ Averages		Semi-Detached					07/01/2012
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	41	52	70	87	103	116
	b. Electric	47	60	81	100	120	134
	c. Bottle Gas	136	174	234	290	345	387
	d. Oil	127	162	218	269	321	360
Cooking	a. Natural Gas	7	9	12	15	18	20
	b. Electric	8	10	14	17	21	23
	c. Bottle Gas	23	30	40	49	61	66
Other Electricity		28	36	49	60	75	81
Air Conditioning		10	13	17	21	25	28
Water Heating	a. Natural Gas	9	11	15	18	23	25
	b. Electric	13	17	23	28	35	38
	c. Bottle Gas	29	37	49	61	76	82
	d. Oil	24	31	42	52	64	69
Water		27	34	42	51	56	64
Sewer		42	42	42	42	42	42
Trash Collection							
Range/Microwave		4	4	5	5	5	5
Refrigerator		3	3	3	5	5	7
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance. Complete below for actual unit rented.		Utility or Service	per month cost
Name of Family Address of Unit Number of Bedrooms		Heating	\$
		Cooking	
		Other Electric	
		Air Conditioning	
		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
		Other	
		Total	\$