



**New York State Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, NY 11433**

**THE 2012 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, 2011 to December 31, 2011 are shown in Table I. They are based on a study of home heating oil prices provided by the Journal of Commerce, 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, 2011 TO DECEMBER 31, 2011**

| <u>Type of Fuel</u> | <u>Price Change</u> | <u>Per Unit of Fuel</u> |
|--|----------------------------|--------------------------------|
| #2 Oil | + \$0.5563 (increase) | Gallon |
| #4 Oil | + \$0.2069 (increase) | Gallon |
| #6 Oil | + \$0.2163 (increase) | Gallon |
| Gas: National Grid of New York | - \$0.0223 (decrease) | CCF(100 Cubic feet) |
| Gas: Con Edison | - \$0.1018 (decrease) | CCF (100 Cubic feet) |
| Gas: National Grid | - \$0.0102 (decrease) | CCF(100 Cubic feet) |
| Temperature controlled or Interruptible Gas Systems only: | | |
| National Grid of New York | - \$0.0447 (decrease) | CCF (100 Cubic feet) |
| Con Edison | - \$0.0311 (decrease) | CCF(100 Cubic feet) |
| Electricity | - \$0.0435 (decrease) | KWH (Kilowatt Hours) |
| Steam | + \$8.7706 (increase) | Mlb (1,000 lbs.) |
| Coal | + \$31.3500 (increase) | Ton |

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, 2011 TO DECEMBER 31, 2011

| <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 price of electricity and all gas (including interruptible service) decreased during calendar year 2011. 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, 2012.

Promulgated on this **twentieth** day January 2012, pursuant to Local Law No. 20 of 1980.

Woody Pascal
Deputy Commissioner