



**January 14, 2025**

**Developer Bulletin 2025:2**

**Attention Owners:**

**Please be advised that New Jersey Department of Community Affairs (DCA) has released the 2024 Utility Allowance Charts effective 09/01/2024.**

**Per IRS regulation, updated utility allowance amounts must be implemented within 90 days of the effective date or no later than 12/01/2024. However, since the implementation date precedes the 01/09/25 release date, the updated utility allowance amounts should be implemented no later than 02/01/25.**

**2024 Utility Allowance (94k PDF)**

**Questions? Need Help?**

If you have any questions, please contact [Johanna Peña](#) or the [Tax Credit Analyst for your property](#)

For more information on our programs, visit [njhousing.gov](https://njhousing.gov).

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New Jersey Housing and Mortgage Finance Agency | 609-278-7400 |

# Utility Allowance Schedule

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

OMB Approval No. 2577-0169  
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type <b>High rise with elevator</b>					Date (mm/dd/yyyy) <b>09/01/2024</b>
Average -9/1/24							
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$33	\$37	\$44	\$53	\$60	\$76
	b. Bottle Gas						
	c. Electric	\$42	\$52	\$63	\$78	\$97	\$113
	d. Heat Pump						
	e. Oil						
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$12	\$15	\$20	\$25	\$30	\$33
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

  

<b>Actual Family Allowances</b> - May be used by the family to compute allowance while searching for a unit.  Head of Household Name _____  Unit Address _____  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		
	<b>Total</b>	\$

# Utility Allowance Schedule

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA			Unit Type <b>Low-rise</b>				Date (mm/dd/yyyy) <b>09/01/2024</b>
Average -9/1/24							
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$34	\$45	\$60	\$74	\$89	\$102
	b. Bottle Gas	\$91	\$119	\$158	\$196	\$236	\$271
	c. Electric	\$50	\$66	\$88	\$108	\$131	\$150
	d. Heat Pump						
	e. Oil	\$105	\$138	\$184	\$228	\$274	\$314
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$12	\$15	\$20	\$25	\$30	\$33
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

  

<b>Actual Family Allowances</b> - May be used by the family to compute allowance while searching for a unit.  Head of Household Name   Unit Address   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		
	<b>Total</b>	\$

# Utility Allowance Schedule

U.S. Department of Housing  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type <b>Manufactured home</b>					Date (mm/dd/yyyy) <b>09/01/2024</b>
Average -9/1/24							
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$32	\$38	\$50	\$64	\$80	
	b. Bottle Gas	\$84	\$102	\$131	\$168	\$211	
	c. Electric	\$47	\$56	\$73	\$93	\$117	
	d. Heat Pump						
	e. Oil	\$98	\$118	\$153	\$196	\$245	
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$19	\$24	\$32	\$40	\$47	
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

  

<b>Actual Family Allowances</b> - May be used by the family to compute allowance while searching for a unit.  Head of Household Name _____  Unit Address _____  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	
<b>Total</b>		\$

# Utility Allowance Schedule

U.S. Department of Housing  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA				Unit Type <b>Rowhouse/townhouse</b>			Date (mm/dd/yyyy)
<b>Average -9/1/24</b>							<b>09/01/2024</b>
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$32	\$42	\$57	\$71	\$86	\$100
	b. Bottle Gas	\$84	\$112	\$151	\$189	\$228	\$265
	c. Electric	\$46	\$62	\$84	\$104	\$126	\$147
	d. Heat Pump						
	e. Oil	\$97	\$130	\$176	\$219	\$265	\$309
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$13	\$16	\$22	\$27	\$32	\$36
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

**Actual Family Allowances** - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

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	
<b>Total</b>	<b>\$</b>

# Utility Allowance Schedule

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

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA			Unit Type <b>Semi-detached</b>				Date (mm/dd/yyyy) <b>09/01/2024</b>
Average -9/1/24							
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$37	\$47	\$63	\$78	\$93	\$104
	b. Bottle Gas	\$97	\$124	\$166	\$206	\$245	\$275
	c. Electric	\$54	\$69	\$92	\$114	\$136	\$152
	d. Heat Pump						
	e. Oil	\$112	\$144	\$193	\$239	\$285	\$320
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$13	\$16	\$22	\$27	\$32	\$36
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

  

<b>Actual Family Allowances</b> - May be used by the family to compute allowance while searching for a unit.  Head of Household Name   Unit Address   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	
<b>Total</b>		\$

# Utility Allowance Schedule

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA				Unit Type <b>Single family detached</b>			Date (mm/dd/yyyy) <b>09/01/2024</b>
<b>Average -9/1/24</b>							
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$42	\$57	\$68	\$85	\$97	\$112
	b. Bottle Gas	\$110	\$150	\$179	\$226	\$255	\$297
	c. Electric	\$61	\$83	\$99	\$125	\$141	\$164
	d. Heat Pump						
	e. Oil	\$128	\$174	\$208	\$263	\$297	\$345
Cooking	a. Natural Gas	\$6	\$7	\$9	\$12	\$15	\$16
	b. Bottle Gas	\$15	\$19	\$25	\$31	\$38	\$41
	c. Electric	\$12	\$16	\$21	\$26	\$32	\$34
Other Electricity		\$42	\$54	\$72	\$89	\$110	\$119
Air Conditioning		\$22	\$28	\$38	\$47	\$56	\$62
Water Heating	a. Natural Gas	\$7	\$9	\$12	\$14	\$18	\$19
	b. Bottle Gas	\$18	\$23	\$31	\$38	\$47	\$51
	c. Electric	\$15	\$19	\$25	\$31	\$39	\$42
	d. Heat Pump						
	e. Oil	\$21	\$28	\$37	\$46	\$57	\$61
Water		\$58	\$73	\$88	\$107	\$119	\$134
Sewer		\$41	\$41	\$41	\$41	\$42	\$42
Trash Collection							
Other -- specify							
Range/Microwave		\$6	\$6	\$6	\$6	\$6	\$6
Refrigerator		\$4	\$4	\$6	\$6	\$6	\$8

**Actual Family Allowances** - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

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	
<b>Total</b>	<b>\$</b>