



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**.

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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 High rise with elevator					Date (mm/dd/yyyy) 09/01/2024
Average -9/1/24		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	

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	_____
Total	\$ _____

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		Average -9/1/24					Unit Type Low-rise	Date (mm/dd/yyyy) 09/01/2024
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	

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	_____
Total	\$ _____

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 Manufactured home					Date (mm/dd/yyyy) 09/01/2024
Average -9/1/24		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	

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	_____
Total	\$ _____

Utility Allowance Schedule

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

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exp. 04/30/2026

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

Locality/PHA		Unit Type Rowhouse/townhouse					Date (mm/dd/yyyy) 09/01/2024
Average -9/1/24							
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	_____
Total	\$ _____

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 Semi-detached					Date (mm/dd/yyyy) 09/01/2024
Average -9/1/24		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	

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	_____
Total	\$ _____

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 Single family detached					Date (mm/dd/yyyy) 09/01/2024
Average -9/1/24		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	_____
Total	\$ _____