

## Table of Contents:

### Market Rate and Affordable Housing Buildings

(Non-Comprehensive Pathway)

2-5

### Affordable Housing Buildings

(Comprehensive Pathway)

6-8

## Use Less Energy and Save Money

Own or manage a multifamily building with 5+ residential units? Take advantage of financial incentives for approved equipment upgrades that can help make your property more energy-efficient and reduce your monthly bills.

## Which Incentives Are Best For Your Building?

**Affordable Housing Buildings** can now participate in the New York State Affordable Multifamily Energy Efficiency Program (AMEEP), which has two pathways:

1. Non-comprehensive pathway—this offers prescriptive measures for buildings looking to complete smaller projects and incentives are based on equipment installed and/or energy savings.
2. Comprehensive pathway—this offers greater incentives (up to \$2,600 per dwelling unit) for more intensive retrofit projects across multiple building systems. Incentives are based on meeting a point score.

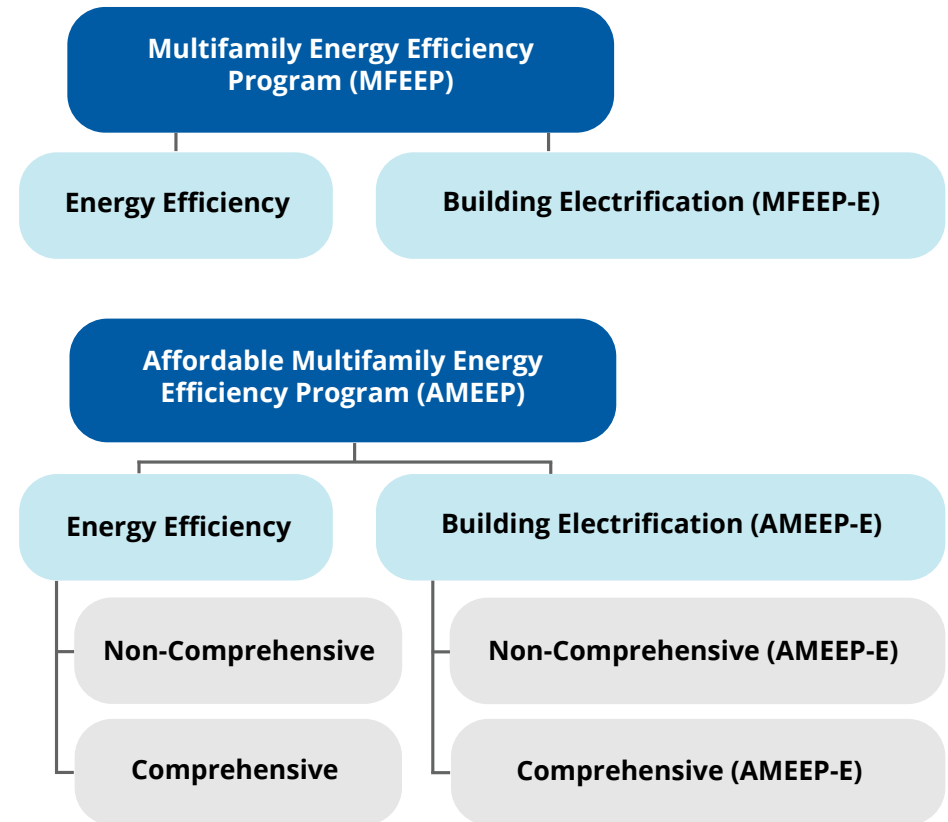
**Market Rate Buildings** can receive incentives for prescriptive and custom measures and are based on equipment installed and/or energy savings through the Multifamily Energy Efficiency Program (MFEED).

Read the [MFEED Program Manual](#) and [AMEEP Program Manual](#) and learn more at [conEd.com/Multifamily](https://conEd.com/Multifamily).

## Both MFEED and AMEED offer incentives for energy efficiency and electrification upgrades:

- **Energy Efficiency:** weatherization, electric and gas measures, and secondary savings.
- **Building Electrification:** electrification of space heating and/or hot water and non heat-pump electrification of cooling (fuel switching).

## Program Incentive Outline:



**Neighborhood Program** participants can receive enhanced incentives exclusively offered to eligible multifamily buildings in Southeast Queens neighborhoods.

Learn more at [conEd.com/NeighborhoodMultifamily](https://conEd.com/NeighborhoodMultifamily).

For more information, call 1-844-316-4288, or email [Multifamily@conEd.com](mailto:Multifamily@conEd.com).

## Weatherization Measures\*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
Attic Cavity Insulation			\$5 per sq ft
Above Deck Roof Insulation	SPF application		\$8 per sq ft
Above Deck Roof Insulation	Rigid foam board / vacuum insulated panel (VIP) application		\$10 per sq ft
Wall Cavity Insulation			\$240 per MMBtu
Window Replacement			\$240 per MMBtu
Air Sealing	This package will include repair and weather sealing of louver vents, exterior doors, common area windows, and the general perimeter of the basement	\$3 per therm	\$5 per therm

\*All MFEFP (market rate) project incentives will be capped at 70% of the project cost and all AMEEP (affordable housing) project incentives will be capped at 85% of the project cost.

## Electric Energy Efficiency Measures\*

Installed Measure	Market Rate Incentive \$	Affordable Housing Incentive \$
Elevator Modernization	\$0.25 per kWh	\$0.35 per kWh
Prescriptive Variable Frequency Drives	\$0.19 per kWh	\$0.29 per kWh
Custom Variable Frequency Drives	\$0.35 per kWh	\$0.50 per kWh
Booster Pumps Variable Frequency Drives	\$0.35 per kWh	\$0.50 per kWh
Electronically Commutated Motors	\$0.35 per kWh	\$0.50 per kWh
Rooftop Exhaust Fan Motors	\$0.35 per kWh	\$0.50 per kWh
Advanced Thermostats	\$0.16 per kWh	\$0.18 per kWh
Custom Other	\$0.35 per kWh	\$0.50 per kWh

\*All MFEFP (market rate) project incentives will be capped at 70% of the project cost and all AMEEP (affordable housing) project incentives will be capped at 85% of project cost.

All custom projects must complete the custom measures/application requirements.

## Secondary Steam & Oil Measures\*

Installed Measure	Measure Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
Building Envelope	Secondary Steam		\$40 per MMBtu
	Secondary Oil		\$40 per MMBtu
Building Automation System – Controls	Secondary Steam		\$40 per MMBtu
	Secondary Oil		\$40 per MMBtu

\*All MFEFP (market rate) project incentives will be capped at 70% of the project cost and all AMEEP (affordable housing) project incentives will be capped at 85% of project cost. All custom projects must complete the custom measures/application requirements.

## Gas Energy Efficiency Measures\*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$	
<b>Gas Combustion Equipment**</b>				
Hot Water Boilers	Minimum Boiler Efficiency: Et or AFUE of 85% for boilers < 2,500 kBtu/h or 88% Ec for boilers > 2,500 kBtu/h	N/A	\$6 per MBH	
Condensing Boilers	Minimum Boiler Efficiency: Et or AFUE of 90% for boilers < 2,500 kBtu/h or 93% Ec for boilers > 2,500 kBtu/h	N/A	\$12 per MBH	
Steam Boilers	Minimum Boiler Efficiency: Et or AFUE 82%	N/A	\$5 per MBH	
Storage Tank Water Heaters	Storage tank volume > 70 gallons and Et>90%	N/A	\$6,000 per tank	
Instantaneous Water Heater		N/A	\$4 per therm	
<b>Energy Management System—Boiler Advanced Controls</b>				
Energy Management System - Boiler Advanced Controls	Boiler control system with multiple temperature sensors for steam or water lines, flue gas, and indoor air, and remote system monitoring capability. Boilers must have an RUL ≥ 7	# of Units		
		10-19	\$1,500	\$2,000
		20-40	\$3,000	\$3,300
		41-99	\$6,000	\$6,700
		100-249	\$9,000	\$10,000
	5-9 and 250+	\$3 per therm	\$4 per therm	
<b>Pipe Insulation</b>				
Linear, <2 inches diameter		\$5 per ft	\$6 per ft	
Linear, ≥ 2 inches diameter		\$9 per ft	\$10 per ft	
<b>Custom Other</b>				
Custom Other		\$3 per therm	\$4 per therm	

\*All MFEEP (market rate) project incentives will be capped at 70% of the project cost and all AMEEP (affordable housing) project incentives will be capped at 85% of the project cost.

\*\*Must meet Hard to Electrify criteria for eligibility: (i) building vintage before 1979, (ii) uses steam for internal distribution of space heating, and (iii) has at least 25 units or 25,000 square feet of conditioned space.

## Market Rate Building Electrification Measures\* (MFEED-E)

Former Category	Measure Name	ASHP Existing Buildings Only
2C	Prescriptive Space Heating: Full Building Load Electrification	\$5,000 per Dwelling Unit
4	Custom Space Heating: Full Building Load Electrification	\$200 per MMBtu
6	Custom Domestic Hot Water Electrification ("DHW")	\$200 per MMBtu
6A	Prescriptive Domestic Hot Water Electrification ("DHW")	\$1,000 per Dwelling Unit
10	Space Heating: Phased Load Electrification	\$70 per MMBtu

\*Market rate incentives will be capped at \$1,000,000 per project or 50% of project costs, whichever is less.

Installed Measure	Incentive Detail	Affordable Housing Incentive \$
Fuel Switching-HVAC		\$70 per MMBtu

## Affordable Multifamily Energy Efficiency Program Comprehensive Pathway

The Comprehensive Pathway features greater incentives for heating and cooling, insulation, and lighting for improved energy efficiency in intensive retrofit projects across multiple building systems. Learn more at [conEd.com/AffordableHousing](https://conEd.com/AffordableHousing).

### Electric & Gas Measures\*

How to determine Your Incentive	
Step 1. Add up points associated with measures you would like to install for your project	
Step 2. Identify if your project falls under Tier A (80-99 points), Tier B (100-129 points), or Tier C (130+ points)	
Step 3. Multiply the incentive associated with your tier with the number of dwelling units in your building(s)	

Incentive Tiers				
Tier	Minimum Points	Downstate Incentive (\$ per Dwelling Unit)	Con Edison Building Adder	5-25 Dwelling Unit Buildings Adders (\$ per Dwelling Unit)
Tier A	80	\$750	\$250	\$200
Tier B	100	\$1,500	\$200	\$300
Tier C	130	\$2,000	\$200	\$400

40 Points Per Measure	30 Points Per Measure	20 Points Per Measure	15 Points Per Measure	10 Points Per Measure
<ul style="list-style-type: none"> <li>Window replacement</li> <li>Insulation-wall</li> </ul>	<ul style="list-style-type: none"> <li>Boiler or furnace replacement**</li> <li>Insulation-Roof or Attic</li> <li>Chiller</li> <li>Ventilation Overhaul</li> </ul>	<ul style="list-style-type: none"> <li>Cooling Tower</li> <li>Elevator Modernization</li> <li>Domestic hot water replacement**</li> <li>Smart Thermostatic Radiator Enclosure</li> <li>HRV or ERV</li> </ul>	<ul style="list-style-type: none"> <li>Air Handlers</li> <li>BMS</li> <li>EC Motors</li> <li>Exhaust Fans</li> <li>Energy management system (EMS)</li> <li>Pumps-DWH</li> <li>Pumps- Hydronic Space Heating</li> <li>VFD</li> </ul>	<ul style="list-style-type: none"> <li>Air sealing Package</li> <li>Boiler burner replacement**</li> <li>Domestic Hot Water Controls</li> <li>Equipment Insulation</li> <li>Hot water and steam pipe insulation</li> <li>Master venting</li> <li>Refrigerators</li> <li>Orifice plates</li> <li>Smart thermostats</li> <li>Steam traps</li> <li>Thermostatic Radiator Valves (TRVs)</li> <li>In-Unit Low Flow Devices</li> </ul>

Learn more about [ground-source heat pump incentives](#).

\*Comprehensive projects will be capped at 85% of the project cost.

\*\*Must meet "Hard to Electrify" criteria for eligibility: Building was built before 1979, uses steam space heating distribution, and has at least 25 units or 25,000 square feet of conditioned space.

## Building Electrification Measures (AMEEP-E)

AMEEP-E is a high-incentive electrification offering for existing affordable multifamily buildings (5+ units)—including mid-cycle regulated buildings, regulated unsubsidized buildings (25% affordable), and co-ops.

Eligible buildings must have an active Con Edison electric account, currently heat with oil only, not receive REDI or IRA funding, comply with regulations requiring landlords to pay heating costs, and demonstrate no operating-cost increase. Projects must install full-load heat pumps and heat pump water heaters, decommission fossil-fuel systems, include attic insulation if not present on site, and cannot be common area only.

### Non-Comprehensive (Single Measure) Upgrade & Comprehensive (Multi-Measure/ Whole Building) Upgrades

Additional \$2,000 per dwelling unit is available on top of the standard non-comprehensive AMEEP-E incentive for space heating, water heating, or both. This enhanced incentive supports comprehensive upgrades that combine electrification with traditional energy-efficiency measures. To qualify, projects must:

- Install only non-fossil fuel measures
- Reach 50 points by stacking eligible efficiency measures with electrification
- Include attic cavity insulation if not already present (worth 40 points)

Measure	Non-Comprehensive Incentive	Comprehensive Incentive
Space Heating	\$12,000 per Dwelling Unit	\$14,000 per Dwelling Unit
Water Heating	\$2,400 per Dwelling Unit	\$4,400 per Dwelling Unit
Space and Water Heating Combined	\$14,400 per Dwelling Unit	\$18,400 per Dwelling Unit
Attic Insulation (required if not already present)	\$5 per square foot	

*\*AMEEP- E incentives will be capped at \$1 million per project or 85% of project costs, whichever is lower.*

Points are available for the following measures under the AMEEP-E pathway:

40 Points	30 Points	20 Points	15 Points	10 Points
Window Replacement	Attic Insulation	Elevators	EMS, BMS	Air Sealing
				Smart Thermostats
Wall Insulation	Ventilation Overhaul		Motors	Refrigerators
				*Hot Water Pipe Insulation

*\*Only allowed for projects that include heat pump water heaters.  
Check if you are eligible for mid-project incentives.*

## 2026 Project Installation Deadlines

Projects sold in 2026 are subject to the following, unless otherwise superseded or noted:

- Market Rate and Affordable Non-Comprehensive Projects sold on or after **January 1, 2026**, will be subject to 2026 incentive rates and installation requirements as listed on the Notice to Proceed, unless otherwise noted.
- Projects sold under a Limited Time Offer (LTO) have separate and specific deadlines that must be adhered to in order to qualify for LTO rates.
- The final project installation deadline for Market Rate and Affordable Non-Comprehensive Prescriptive and Custom Projects under the 2026 program year is **November 1, 2026**.
- Failure to adequately notify Con Edison of project delays or extension needs may result in project cancellation and/or disqualification from 2026 rates.