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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 \$2,000 per dwelling unit) for more intensive retrofit projects across multiple building systems. Incentives are based on meeting a point score.

Read the [AMEEP Program Manual](#) and learn more at conEd.com/AffordableHousing.

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 (MFEEP).

Read the [MFEEP Program Manual](#) and learn more at conEd.com/MarketRateMultifamily.

Looking to Electrify Your Heating & Cooling? Incentives are available to make your building more comfortable and efficient year-round with clean heat pump technology.

Read the [Clean Heat Program Manual](#) and learn more at conEd.com/CleanHeatMultifamily.

Neighborhood Program participants can receive enhanced incentives exclusively offered to eligible multifamily buildings in select Brooklyn and Queens neighborhoods. This includes free LED lighting upgrades and additional incentives for HVAC equipment.

Learn more at conEd.com/NeighborhoodMultifamily.

For more information, call 1-844-316-4288, or email Multifamily@conEd.com.

2025 Multifamily Energy Efficiency Program Incentives



Gas Incentives

Common Area*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$	
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	\$5 per MBH	\$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	\$7 per MBH	\$12 per MBH	
Steam Boilers	Minimum Boiler Efficiency: Et or AFUE 82%	\$4 per MBH	\$5 per MBH	
Storage Tank Water Heaters	Storage tank volume > 70 gallons and Et>90%	\$4,000 per tank	\$6,000 per tank	
Energy Management Systems	Boiler control system with multiple temperature sensors for steam or water lines, flue gas, and indoor air, and remote system monitoring capability	# of Units		
		10-19	\$2,000	\$2,250
		20-40	\$3,500	\$3,750
		41-99	\$7,000	\$7,500
		100-249	\$10,000	\$11,250
		250+	\$3 per therm	\$4 per therm
Linear Pipe Insulation	Fiberglass insulation or rigid foam < 2" Pipe Diameter ≥ 2" Pipe Diameter	\$5 per linear ft.	\$5 per linear ft.	
		\$9 per linear ft.	\$9 per linear ft.	
Building Envelope	Attic - No Existing Insulation	\$3 per sq. ft.		
	Wall Insulation**	\$180 per MMBtu		
	Window Insulation**	\$180 per MMBtu		
Steam Traps	Covers the repair or replacement of steam traps in low pressure heating systems (< 15 psig)	Common areas	\$230 per failed trap	\$300 per failed trap
		All other radiators	\$90 per failed trap	\$100 per failed trap
		1,000+ steam traps	\$3.50 per therm	\$4 per therm
Boiler Clean and Tune	This measure covers an advanced clean-and-tune procedure performed on a steam or hot water boiler (routine seasonal boiler tune-ups will not be incentivized)	1 boiler	\$500	\$560
		Every additional boiler	\$400	\$400

*All MFEPP (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.

**Projects will be on a first come, first come, first served basis until allocated funding is exhausted.

Comprehensive Packaged Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
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
2-pipe Steam Retro-Commissioning	Treats heating imbalance issues by designing and installing: a) Air vents on all main pipes (atmospheric systems) b) Thermostatic radiator valves and orifice plates on every radiator c) Clean and tune up of boiler and burner, including firing rate and draft adjustment, water cleaning, electronic pressure control, and combustion testing d) Steam trap repair throughout common areas	\$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.

Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
Unitary Controls	Simple control equipment installations that do not allow for multiple data inputs (i.e., decision made on a single data point, is manually programmed/operated/or scheduled, or does not allow for real-time monitoring and control through a software package or building communications protocol). This includes Wi-Fi thermostats, building management systems, and ventilation controls.	\$1 per therm	
Non-Simple Controls and Other	Other energy efficiency upgrades not listed in this document may be eligible for custom incentives. Final custom measure eligibility, savings and incentives are determined at Con Edison's sole discretion. Custom projects include, but are not limited to: boiler economizers, instantaneous water heaters, indirect water heaters, custom pipe insulation, linkageless burner controls, and heat pump boiler pre-heaters.	\$3 per therm	\$4 per therm

*Market rate incentives cannot exceed 70% of the customer's project cost and affordable housing incentives cannot exceed 85% of the customer's project cost.

In-Unit Direct Install

Installed Measure	Incentive Detail	Affordable Housing Incentive \$
Faucet Aerators	Up to four per unit, 1.5 GPM installed in kitchen, and 1 GPM installed in bathroom	Free*
Showerheads	Up to two per unit, 1.5 GPM installed in bathroom	Free*

An approved subcontractor must install all faucet aerators and showerheads and remove old equipment.

*Free incentive requires a pre-screening to determine eligibility. Please consult with Willdan Energy Solutions for a list of preliminary requirements and for assistance in determining if your building is eligible.

Gas Fast Track*

Gas Fast Track pathway allows pre-war market rate multifamily buildings to earn incentives faster through reduced data and documentation requirements.

Installed Measure	Incentive
Boiler Clean and Tune	\$500 per building
Boiler Replacement	\$500 per dwelling unit
Energy Management System	\$150 per dwelling unit
Pipe Insulation	\$3,000 per building

Electric Incentives

Common Area Lighting*

Lighting products must be ENERGY STAR® or DLC listed.

Installed Measure	Incentive Detail	Affordable Housing Incentive \$
LED Lighting	Tube Lamps Screw-In Lamps Interior Fixtures – New Fixtures LED Exit Signs	\$8 per lamp \$5 per lamp \$45 per fixture \$8 per sign
Exterior New Fixture	HID less than or equal to 100 W HID over 100 W Non HID Fixture replacing Screw-In/Pin Based Lamp	\$80 per fixture \$150 per fixture \$60 per fixture
Lighting Controls	Bi-level Fixtures (LED) Stairwell, Corridor, Parking Garage, Parking Lot Occupancy sensors – infrared, ultrasonic, and high frequency	\$70 per fixture \$60 per fixture \$10 per sensor
Miscellaneous	Relamp, Reballasting, Retrofit Kits (includes exterior relamp and 8-ft. linear conversion)	50% of fixture replacement incentive

*Affordable housing incentives cannot exceed 85% of the customer's project cost.

**Lighting for Market Rate projects will still be incentivized through the Instant Lighting Incentive Program and the Neighborhood Program (for Jamaica territory). Additional announcements coming soon.

2025 Multifamily Energy Efficiency Program Incentives



Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
Unitary Controls	Any non-central building system control projects (e.g. Wi-Fi thermostats connected to an in-unit PTAC or PTHP) may be submitted as a custom project	\$0.16 per kWh	\$0.18 per kWh
Custom Other	Other non-lighting efficiency upgrades not listed in this document may be eligible for performance-based custom incentive	\$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.

HVAC Measures*

Installed Measure	Market Rate Incentive \$	Affordable Housing Incentive \$
Air Conditioner – Central Unit Replacement	\$0.35 per kWh	\$0.50 per kWh
Packaged Terminal Air Conditioner	\$0.35 per kWh	\$0.50 per kWh
Elevator Modernization	\$0.25 per kWh	\$0.35 per kWh
Prescriptive Variable Frequency Drive	\$0.19 per kWh	\$0.29 per kWh
Custom Variable Frequency Drive	\$0.35 per kWh	\$0.50 per kWh
Booster Pumps Variable Frequency Drive	\$0.35 per kWh	\$0.50 per kWh
Electronically Commutated Motors	\$0.35 per kWh	\$0.50 per kWh
Rooftop Exhaust Fan Motor	\$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 the project cost.

In-Unit Direct Install

Installed Measure	Incentive Detail	Affordable Housing Incentive \$
LEDs	Up to 15 free LEDS available to qualifying tenants	Free

An approved subcontractor must install all LED lamps and remove old equipment.

*Free incentive requires a pre-screening to determine eligibility. Please consult with Willdan Energy Solutions for a list of preliminary requirements to determine if your building is eligible

Fuel Switching Measures

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

Secondary Steam & Oil Measures

Installed Measure	Measure Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
Building Envelope	Secondary Steam		\$120 per MIbs
	Secondary Oil		\$3.50 per gallon
Building Automation System – Controls	Secondary Steam		\$80 per MIbs
	Secondary Oil		\$3.50 per gallon

2025 Multifamily Energy Efficiency Program Incentives



New York State Affordable Multifamily Energy Efficiency Program

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.

Downstate Electric and Gas Incentives*

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 1 (100-149 points) or Tier 2 (150+ points)
Step 3. Multiply the incentive associated with your tier with the number of dwelling units in your building(s)

Comprehensive Pathway Point Allocation Per Measure				
40 Points Per Measure	30 Points Per Measure	20 Points Per Measure	10 Points Per Measure	5 Points Per Measure
<ul style="list-style-type: none"> Window replacement Insulation (roof) Insulation (wall) Boiler replacement 	<ul style="list-style-type: none"> Domestic hot water heater replacements 	<ul style="list-style-type: none"> Central cooling Elevators Ventilation, such as energy recovery ventilators 	<ul style="list-style-type: none"> Air sealing Steam traps HVAC electric controls (e.g., BMS, thermostats) Motors and drives Energy management system (EMS) Hot water and steam pipe insulation 	<ul style="list-style-type: none"> Boiler clean and tune-up Common area lighting Orifice plates In-unit direct install measures (e.g., faucet aerators, showerheads, LEDs) Appliances (e.g., stoves, refrigerators, washer/dryers, dishwashers) Thermostatic Radiator Valves (TRVs)

Incentive Tiers		
Tier	Minimum Points	Incentive (\$ per Dwelling Unit)
Tier 1	100	\$1,500
Tier 2	150	\$2,000

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

Electric and Gas Measures & Points

Measure Category	Measure	Points
Appliances	Dishwashers	5
Appliances	Dryers	5
Appliances	Refrigerators	5
Appliances	Induction stoves	5
Appliances	Washers	5
Clean and tune	Boiler clean and tune	5
Clean and tune	Furnace clean and tune	5
Common area lighting	Bi-level fixtures - parking lot*	5
Common area lighting	Bi-level fixtures - stairwell, corridor, parking garage*	5
Common area lighting	Exterior fixture HID less than or equal to 100 W*	5
Common area lighting	Exterior fixture HID over 100 W*	5
Common area lighting	Exterior fixture non HID fixture replacing screw-in/pin based lamp*	5
Common area lighting	Interior fixtures*	5
Common area lighting	LED exit signs*	5
Common area lighting	Occupancy sensors*	5
Common area lighting	Relamp and reballasting, retrofit kits*	5
Common area lighting	Screw-in lamps*	5
Common area lighting	Tube lamps*	5
HVAC	Master venting**	5
HVAC	Orifice plates**	5
HVAC	Thermostatic radiator valves**	5
Insulation of heat and hot water	Boiler jacket***	5
In-unit	Faucet aerators*	5
In-unit	LED lamps	5
In-unit	Low-flow showerheads*	5
Air sealing	Air sealing package: door weather stripping, door sweep, door threshold/extender, door replacement, window repair, fixed louver partial cover, seal air leaks with foam sealant	10
Motors and drives	Blower fan – with electronically commutated (EC) motor for furnace distribution	10
Motors and drives	Pumps	10
Motors and drives	Motors	10
Motors and drives	Variable frequency drive	10
HVAC	Air compressors	10
HVAC	Air handlers	10
HVAC	Boiler burner replacement	10

Measure Category	Measure	Points
HVAC	Exhaust fans	10
HVAC	Steam traps	10
HVAC controls	BMS	10
HVAC controls	Domestic hot water controls	10
HVAC controls	Energy management system	10
HVAC controls	Smart thermostats	10
Insulation of heat and hot water	Domestic hot water pipe insulation***	10
Insulation of heat and hot water	Steam or heating hot water pipe insulation***	10
Insulation of heat and hot water	Tank insulation***	10
Building shell	Window film	20
HVAC	Central air conditioning	20
HVAC	Chiller	20
HVAC	Cooling tower	20
HVAC	Economizer - dual enthalpy air-side	20
HVAC	Energy recovery ventilators	20
HVAC	Heat recovery ventilators	20
HVAC	Ventilation overhaul	20
HVAC	Packaged terminal air conditioner	20
HVAC	Variable refrigerant flow cooling only	20
HVAC controls	Smart thermostatic radiator enclosure	20
Motors and drives	Elevator modernization	20
Domestic hot water	Domestic hot water - indirect water heater	30
Domestic hot water	Domestic hot water - instantaneous domestic water heater	30
Domestic hot water	Domestic hot water - storage tank water heater	30
Building shell	Insulation – roof**	40
Building shell	Insulation – walls	40
Building shell	Window replacement	40
HVAC	Boiler replacement - condensing	40
HVAC	Boiler replacement - hot water	40
HVAC	Boiler replacement - steam	40
HVAC	Furnace replacement	40

* A maximum of 5 points can be achieved in the common area lighting category, regardless of how many common area lighting measures are installed.

** These measures have a co- or pre-requisite for achieving associated points. See the Program Manual for these requirements.

*** A maximum of 10 points can be achieved under the insulation of heat and hot water category, regardless of how many of these measures are installed.

† A maximum of 5 points can be achieved for in-unit gas measures (faucet aerators and/or low-flow showerheads), regardless of if only one measure type is installed or both.

2025 Project Installation Deadlines

Projects sold in 2025 are subject to the following, unless otherwise superseded or noted:

- Market Rate and Affordable Non-Comprehensive Projects sold on or after **January 1, 2025**, will be subject to 2025 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 2025 program year is **November 1, 2025**.
 - Failure to adequately notify Con Edison of project delays or extension needs may result in project cancellation and/or disqualification from 2025 rates.
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