Multifamily Energy Efficiency Program

2026 Incentive Fact Sheet

Use Less Energy & Save Money

Own or manage a multifamily building with 5+ residential units? Take advantage of our 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 (AMEEP Only)?

Affordable Multifamily 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 Building 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).

Both MFEEP and AMEEP offer incentives for energy efficiency and electrification upgrades:

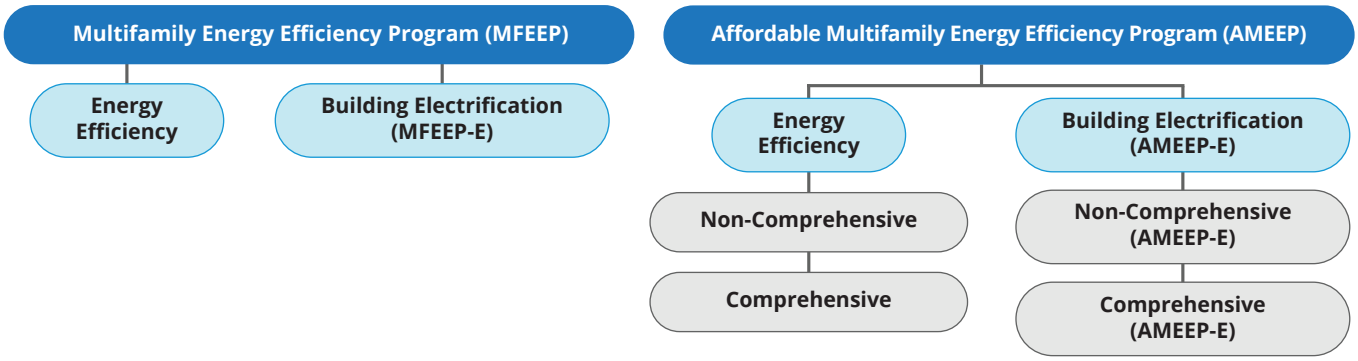
- Energy Efficiency: weatherization, electric and gas measures, and secondary savings.
- Building Electrification: electrification of space heating and/ or hot water and non heat-pump electrification of cooling (fuel switching).

Read the **Multifamily Energy Efficiency and Building Electrification Program Manual**.

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

Learn more at **conEd.com/NeighborhoodMultifamily**.

Program Incentive Outline



Questions? Call 1-844-316-4288 | **Email** conEdMultifamily@willdan.com

Effective October 2026. Con Edison reserves the righ t to change measures and incentives at any time.

2026 Incentive Fact Sheet

Weatherization Measures[1]

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Attic Cavity Insulation	For gas customers with no existing insulation.	$5 per sq ft	
	For gas and oil customers (pre-war buildings only) with =< 1" of existing degradation.	N/A	$4 per sq ft
	For oil heating buildings (#2 or #4) with no existing insulation.	N/A	$5 per sq ft
Above Deck Roof Insulation	SPF application.	$8 per sq ft	
Above Deck Roof Insulation	Rigid foam / vacuum insulated panel (VIP) application.	$10 per sq ft	
Wall Cavity Insulation	Application of high-density closed-cell insulation material using pin-hole injection.	$200 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

Electric Energy Efficiency Measures[2]

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
Fuel Switching-HVAC	$70 per MMBtu	

[1]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 project cost.

[2]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 project cost. All custom projects must complete the custom measures/application requirements.

Gas Energy Efficiency Measures[3]

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Gas Combustion Equipment			
Steam Boilers	Minimum Boiler Efficiency: Et or AFUE 82%	$4 per MBH	$5 per MBH
Furnace Replacement		N/A	$4 per therm
Storage Tank Water Heaters	Storage tank volume > 70 gallons and Et>90%	$4,000 per tank	$6,000 per tank
Instantaneous Water Heater		$3 per therm	$4 per therm

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
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

Installed Measure	Market Rate Incentive $	Affordable Housing Incentive $
Pipe Insulation		
Linear, <2 inches diameter	$5 per ft	$6 per ft
Linear, ≥ 2 inches diameter	$9 per ft	$10 per ft

Installed Measure	Market Rate Incentive $	Affordable Housing Incentive $
Custom Other	$3 per therm	$4 per therm

[3]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 project cost.

Secondary Steam & Oil Measures[4]

Installed Measure	Measure Detail	Market Rate Incentive $	Affordable Housing Incentive $
Eligible weatherization measures utilizing secondary steam & oil and not covered above	Secondary Steam	$40 per MMBtu	
	Secondary Oil	$40 per MMBtu	
Building Automation System – Controls	Secondary Steam	$40 per MMBtu	
	Secondary Oil	$40 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**.

How to Determine Your Incentive

Step 1. Add points for the measures you plan to install.

Step 2. Identify your tier: **Tier A:** 80 to 99 points | **Tier B:** 100 to 129 points | **Tier C:** 130+ points

Step 3. Multiply the tier incentive by the number of dwelling units in your building(s).

Incentive Table

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

Points by Measure

40 Points	30 Points	20 Points	15 Points	10 Points
• Window Replacement • Wall Insulation	• Boiler or Furnace Replacement* • Roof or Attic Insulation • Chiller • Ventilation Overhaul	• Cooling Tower • Elevator Modernization • Domestic Hot Water Replacement* • Smart Thermostatic Radiator Enclosure • HRV or ERV	• Air Handlers • BMS • EC Motors • Exhaust Fans • Energy Management System (EMS) • Pumps (DWH) • Pumps (Hydronic Space Heating) • VFD	• Air Sealing Package • Boiler Burner Replacement* • Domestic Hot Water Controls • Equipment Insulation • Hot Water and Steam Pipe Insulation • Master Venting • Refrigerators • Orifice Plates • Smart Thermostats • Steam Traps • Thermostatic Radiator Valves (TRVs) • In-Unit Low Flow Devices

*Must meet "Hard to Electrify" criteria for eligibility:

- Building was built before 1979
- Uses steam space heating distribution
- Has at least 25 units or 25,000 square feet of conditioned space

[4]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 project cost. All custom projects must complete the custom measures/application requirements.

[5]Comprehensive projects will be capped at 85% of the project cost.

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Building Electrification

Market Rate Building Electrification Measures (MFEEP-E)[6]

Former Category	Measure Name	Buildings With Existing Air-Source Heat Pumps
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

Affordable Building Electrification Measures (AMEEP-E)[7]

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
- Current heat with oil only
- Not received REDI or IRA funding
- Compliance with regulations requiring landlords to pay heating costs
- 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.

[6]MFEEP-E incentives will be capped at $1,000,000 per project or 50% of project costs, whichever is lower.

[7]AMEEP E incentives will be capped at $1,000,000 per project or 85% of project costs, whichever is lower.

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Non-Comprehensive & Comprehensive Upgrades

An 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 30 points under the Comprehensive Pathway

Measure	Non-Comprehensive Incentive	Comprehensive Incentive
Full Load Space Heating	$12,000 per Dwelling Unit	$14,000 per Dwelling Unit
Full Load Water Heating	$2,400 per Dwelling Unit	$4,400 per Dwelling Unit
Full Load Space and Water Heating Combined	$14,400 per Dwelling Unit	$18,400 per Dwelling Unit
Full Load Attic Insulation (required)	$5 per sq ft	Worth 30 points

Points Available Under the AMEEP-E Pathway

Points by Measure				
40 Points	30 Points	20 Points	15 Points	10 Points
• Window Replacement • Wall Insulation	• Ventilation Overhaul • Roof or Attic Insulation	• Elevator Modernization	• Energy Management System (EMS) • BMS • EC Motors	• Air Sealing Package • Smart Thermostats • Refrigerators • Hot Water Pipe Insulation[8]

2026 Project Installation Deadlines

Projects Sold in 2026 Must Meet the Following Deadlines Unless Otherwise Noted

- Market Rate and Affordable Non-Comprehensive Projects sold on or after **January 1, 2026** are subject to 2026 incentive rates and installation requirements listed in 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 Con Edison Market Rate and Affordable Non-Comprehensive Prescriptive and Custom Projects is **October 30, 2026**.
- Failure to notify the utilities of project delays or extension needs may result in cancellation or disqualification from 2026 rates.
- Projects will be sold and committed based on available funding and allocations.

[8]Only allowed for projects that include heat pump water heaters. Check if you are eligible for a mid-project payment.

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