

Allowable Portions of Capital Expenditures - Applications for Rent Increase:
for applications received on or after January 1, 2015

- (a) 1/3 of the acquisition or replacement cost of:
- caulking (interior)
 - blinds
 - drapes
 - emergency lighting (portable), and
 - interior painting
- (b) 1/4 of the acquisition or replacement cost of:
- air conditioning units (wall or window units)
 - canopies and awnings (vinyl)
 - dishwashers
 - emergency lighting (fixed units)
 - exterior painting (acrylic)
 - fences (wooden)
 - flooring (carpet, laminate or vinyl)
 - furniture
 - garburators
 - refrigerators
 - standby power supply systems (portable units)
 - tools, equipment and parts, having an individual price of more than \$400.00
 - washers and
 - water heaters (direct heat)
- (c) 1/6 of the acquisition or replacement cost of:
- cabinetry and countertops
 - canopies and awnings (metal or concrete)
 - caulking (exterior)
 - central alarm systems
 - ceramic tiles and tub surrounds
 - dryers
 - exterior painting (elastomeric)
 - fire doors, fire escapes, fire separations and firewalls
 - flooring (tile)
 - garage doors
 - garbage disposal systems
 - heating, ventilation and central air conditioning systems, if the acquisition or replacement increases the energy efficiency of the residential complex in accordance with standards established by the director
 - insulation
 - intercom and voice communication systems
 - plumbing fixtures
 - roofing, if the acquisition or replacement increases the energy efficiency of the residential complex in accordance with standards established by the director
 - siding, if the acquisition or replacement increases the energy efficiency of the residential complex in accordance with standards established by the director
 - signal boxes
 - standby power supply systems (fixed units)
 - standpipe and hose
 - stoves
 - water heaters (indirect heat), and
 - windows, if the acquisition or replacement increases the energy efficiency of the residential complex in accordance with standards established by the director
- (d) 1/8 of the acquisition or replacement cost of
- cable television wiring
 - chimneys
 - eavestroughs
 - electrical wiring
 - elevators
 - fences (metal or concrete)
 - flooring (hardwood)
 - foundation and masonry work
 - heating, ventilation and central air conditioning systems, if the acquisition or replacement does not increase the energy efficiency of the residential complex sufficiently to meet standards established by the director
 - landscaping
 - parking lot paving and expansion
 - plumbing
 - roofing, if the acquisition or replacement does not increase the energy efficiency of the residential complex sufficiently to meet standards established by the director
 - satellite dishes and wiring
 - sewer and water installations
 - siding, if the acquisition or replacement does not increase the energy efficiency of the residential complex sufficiently to meet standards established by the director
 - structural repairs and replacement
 - swimming pools, and
 - windows, if the acquisition or replacement does not increase the energy efficiency of the residential complex sufficiently to meet standards established by the director
- (e) 1/3, 1/4, 1/6 or 1/8, as determined by the director, of the cost of such other items as the director determines to be capital expenses.