HousingAI

# Allowance for Tenant-Furnished Utilities and Other Services

UTILITY ALLOWANCE SCHEDULE

| LOCALITY | PROVIDER | PHA CODE | CLIMATE | EFFECTIVE |
|---|---|---|---|---|
| Concord Housing Authority | Concord Municipal Light / National Grid | MA098 | 6179 AHDD | November 1, 2026 |

| Unit Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|
| **Manufactured Home (Mobile Home)** (prior schedule: Mobile Home (Manufactured Home)) | | | | | | |
| Heating - Natural Gas † | 83 | 100 | 130 | 166 | 208 | 125 |
| Heating - Bottle Gas † | 115 | 139 | 180 | 231 | 288 | 223 |
| Heating - Electric Resistance † | 69 | 83 | 107 | 137 | 171 | 120 |
| Heating - Electric Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| Heating - Fuel Oil † | 113 | 137 | 177 | 227 | 284 | 211 |
| Cooking - Natural Gas † | 11 | 14 | 19 | 24 | 30 | 32 |
| Cooking - Bottle Gas † | 16 | 20 | 27 | 33 | 41 | 44 |
| Cooking - Electric † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Natural Gas † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Bottle Gas † | 19 | 25 | 33 | 41 | 51 | 55 |
| Water Heating - Electric † | 17 | 22 | 29 | 36 | 45 | 48 |
| Water Heating - Fuel Oil † | 20 | 25 | 34 | 42 | 52 | 56 |
| Other Electric † | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | 5 | 6 | 11 | 15 | 19 | 24 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave † | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator † | 5 | 5 | 6 | 6 | 6 | 7 |
| Other | — | — | — | — | — | — |
| **Single Family Detached (House)** (prior schedule: Single Family Detached) | | | | | | |
| Heating - Natural Gas † | 109 | 148 | 177 | 223 | 252 | 293 |
| Heating - Bottle Gas † | 151 | 205 | 246 | 309 | 350 | 407 |
| Heating - Electric Resistance † | 90 | 122 | 146 | 184 | 208 | 242 |
| Heating - Electric Heat Pump | 46 | 55 | 65 | 73 | 81 | 89 |
| Heating - Fuel Oil † | 149 | 202 | 241 | 304 | 344 | 400 |
| Cooking - Natural Gas † | 11 | 14 | 19 | 24 | 30 | 32 |
| Cooking - Bottle Gas † | 16 | 20 | 27 | 33 | 41 | 44 |
| Cooking - Electric † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Natural Gas † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Bottle Gas † | 19 | 25 | 33 | 41 | 51 | 55 |
| Water Heating - Electric † | 17 | 22 | 29 | 36 | 45 | 48 |
| Water Heating - Fuel Oil † | 20 | 25 | 34 | 42 | 52 | 56 |
| Other Electric † | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | 4 | 5 | 11 | 18 | 24 | 30 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave † | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator † | 5 | 5 | 6 | 6 | 6 | 7 |
| Other | — | — | — | — | — | — |
| **Single Family Attached (Duplex/Rowhouse/Townhouse)** (prior schedule: Row House/Garden Apt · Two-Three Family/Duplex (Semi-Detached)) | | | | | | |
| Heating - Natural Gas † | 83 | 110 | 149 | 186 | 225 | 262 |
| Heating - Bottle Gas † | 115 | 153 | 207 | 258 | 313 | 364 |
| Heating - Electric Resistance † | 68 | 91 | 123 | 154 | 186 | 216 |
| Heating - Electric Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| Heating - Fuel Oil † | 113 | 150 | 204 | 254 | 308 | 358 |
| Cooking - Natural Gas † | 11 | 14 | 19 | 24 | 30 | 32 |
| Cooking - Bottle Gas † | 16 | 20 | 27 | 33 | 41 | 44 |
| Cooking - Electric † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Natural Gas † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Bottle Gas † | 19 | 25 | 33 | 41 | 51 | 55 |
| Water Heating - Electric † | 17 | 22 | 29 | 36 | 45 | 48 |
| Water Heating - Fuel Oil † | 20 | 25 | 34 | 42 | 52 | 56 |
| Other Electric † | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | 5 | 6 | 11 | 16 | 20 | 25 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave † | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator † | 5 | 5 | 6 | 6 | 6 | 7 |
| Other | — | — | — | — | — | — |
| **Low-Rise Apt (2-4 unit Walk-up)** (prior schedule: Older Multi-Family (Low Rise) · Older Home Converted (Semi-Detached)) | | | | | | |
| Heating - Natural Gas † | 89 | 117 | 156 | 193 | 233 | 267 |
| Heating - Bottle Gas † | 124 | 163 | 217 | 268 | 323 | 371 |
| Heating - Electric Resistance † | 74 | 97 | 129 | 159 | 192 | 220 |

| Unit Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|
| Heating - Electric Heat Pump | 42 | 49 | 58 | 66 | 73 | 80 |
| Heating - Fuel Oil † | 122 | 160 | 213 | 264 | 317 | 364 |
| Cooking - Natural Gas † | 11 | 14 | 19 | 24 | 30 | 32 |
| Cooking - Bottle Gas † | 16 | 20 | 27 | 33 | 41 | 44 |
| Cooking - Electric † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Natural Gas † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Bottle Gas † | 19 | 25 | 33 | 41 | 51 | 55 |
| Water Heating - Electric † | 17 | 22 | 29 | 36 | 45 | 48 |
| Water Heating - Fuel Oil † | 20 | 25 | 34 | 42 | 52 | 56 |
| Other Electric † | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | 6 | 7 | 10 | 13 | 16 | 19 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave † | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator † | 5 | 5 | 6 | 6 | 6 | 7 |
| Other | — | — | — | — | — | — |
| **High-Rise Apt (5+ unit Bldg)** (prior schedule: High-Rise with Elevator) | | | | | | |
| Heating - Natural Gas † | 85 | 97 | 115 | 139 | 158 | 197 |
| Heating - Bottle Gas | 94 | 110 | 129 | 147 | 165 | 184 |
| Heating - Electric Resistance † | 62 | 77 | 93 | 115 | 142 | 166 |
| Heating - Electric Heat Pump | 33 | 38 | 45 | 51 | 57 | 62 |
| Heating - Fuel Oil | 89 | 104 | 122 | 139 | 156 | 174 |
| Cooking - Natural Gas † | 11 | 14 | 19 | 24 | 30 | 32 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Natural Gas † | 14 | 18 | 24 | 30 | 37 | 40 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric † | 17 | 22 | 29 | 36 | 45 | 48 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric † | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | 6 | 7 | 9 | 12 | 14 | 17 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave † | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator † | 5 | 5 | 6 | 6 | 6 | 7 |
| Other | — | — | — | — | — | — |

HousingAI-computed via the HUD Utility Schedule Model (HUSM) RECS regressions, consumption validated against HUD's workbook; priced with the cited rates above. Each fuel's monthly customer charge is applied once (electric on Other Electric, gas on Heating), a HousingAI convention; the HUSM workbook itself includes monthly charges only in its water and sewer estimates. Every rate is sourced to its primary filing; see Rate Sources (p. 9) and Calculation Detail (pp. 13+) attached. Dash (—) = no allowance for that unit size. † = kept at the prior schedule's amount. The 10% rule (24 CFR § 982.517) only requires revising a category when its utility rate changes 10% or more — daggered allowances stay exactly as previously adopted. Rows without † are newly computed values. Where a daggered row's prior sheet did not price a bedroom size, that cell shows the computed value. Full test: Annual Review page. Generated September 23, 2026.

**Utility Allowance Schedule**
See Public Reporting and Instructions on back.

**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 | Date (mm/dd/yyyy) |
|---|---|---|
| **Concord Housing Authority — MA098** | **Manufactured Home (Mobile Home)** | 11/01/2026 |

| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|---|
| Heating | Natural Gas | 83 | 100 | 130 | 166 | 208 | 125 |
| | Bottled Gas | 115 | 139 | 180 | 231 | 288 | 223 |
| | Electric | 69 | 83 | 107 | 137 | 171 | 120 |
| | Electric – Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| | Fuel Oil | 113 | 137 | 177 | 227 | 284 | 211 |
| | Other | | | | | | |
| Cooking | Natural Gas | 11 | 14 | 19 | 24 | 30 | 32 |
| | Bottled Gas | 16 | 20 | 27 | 33 | 41 | 44 |
| | Electric | 14 | 18 | 24 | 30 | 37 | 40 |
| | Other | | | | | | |
| Other Electric | | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | | 5 | 6 | 11 | 15 | 19 | 24 |
| Water Heating | Natural Gas | 14 | 18 | 24 | 30 | 37 | 40 |
| | Bottled Gas | 19 | 25 | 33 | 41 | 51 | 55 |
| | Electric | 17 | 22 | 29 | 36 | 45 | 48 |
| | Electric – Heat Pump | | | | | | |
| | Fuel Oil | 20 | 25 | 34 | 42 | 52 | 56 |
| Water | | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | | | | | | | |
| Other – specify | | | | | | | |
| Range/Microwave | | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator | | 5 | 5 | 6 | 6 | 6 | 7 |

**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/Service/Appliance | Allowance |
|---|---|
| Heating | |
| Cooking | |
| Other Electric | |
| Air Conditioning | |
| Water Heating | |
| Water | |
| Sewer | |
| Trash Collection | |
| Other | |
| Range/Microwave | |
| Refrigerator | |
| Total | |

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

**Utility Allowance Schedule**
See Public Reporting and Instructions on back.

**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 | Date (mm/dd/yyyy) |
|---|---|---|
| **Concord Housing Authority — MA098** | **Single Family Detached (House)** | 11/01/2026 |

| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|---|
| Heating | Natural Gas | 109 | 148 | 177 | 223 | 252 | 293 |
| | Bottled Gas | 151 | 205 | 246 | 309 | 350 | 407 |
| | Electric | 90 | 122 | 146 | 184 | 208 | 242 |
| | Electric – Heat Pump | 46 | 55 | 65 | 73 | 81 | 89 |
| | Fuel Oil | 149 | 202 | 241 | 304 | 344 | 400 |
| | Other | | | | | | |
| Cooking | Natural Gas | 11 | 14 | 19 | 24 | 30 | 32 |
| | Bottled Gas | 16 | 20 | 27 | 33 | 41 | 44 |
| | Electric | 14 | 18 | 24 | 30 | 37 | 40 |
| | Other | | | | | | |
| Other Electric | | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | | 4 | 5 | 11 | 18 | 24 | 30 |
| Water Heating | Natural Gas | 14 | 18 | 24 | 30 | 37 | 40 |
| | Bottled Gas | 19 | 25 | 33 | 41 | 51 | 55 |
| | Electric | 17 | 22 | 29 | 36 | 45 | 48 |
| | Electric – Heat Pump | | | | | | |
| | Fuel Oil | 20 | 25 | 34 | 42 | 52 | 56 |
| Water | | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | | | | | | | |
| Other – specify | | | | | | | |
| Range/Microwave | | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator | | 5 | 5 | 6 | 6 | 6 | 7 |

**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/Service/Appliance | Allowance |
|---|---|
| Heating | |
| Cooking | |
| Other Electric | |
| Air Conditioning | |
| Water Heating | |
| Water | |
| Sewer | |
| Trash Collection | |
| Other | |
| Range/Microwave | |
| Refrigerator | |
| Total | |

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

**Utility Allowance Schedule**
See Public Reporting and Instructions on back.

**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 | Date (mm/dd/yyyy) |
|---|---|---|
| **Concord Housing Authority — MA098** | **Single Family Attached (Duplex/ Rowhouse/Townhouse)** | 11/01/2026 |

| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|---|
| Heating | Natural Gas | 83 | 110 | 149 | 186 | 225 | 262 |
| | Bottled Gas | 115 | 153 | 207 | 258 | 313 | 364 |
| | Electric | 68 | 91 | 123 | 154 | 186 | 216 |
| | Electric – Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| | Fuel Oil | 113 | 150 | 204 | 254 | 308 | 358 |
| | Other | | | | | | |
| Cooking | Natural Gas | 11 | 14 | 19 | 24 | 30 | 32 |
| | Bottled Gas | 16 | 20 | 27 | 33 | 41 | 44 |
| | Electric | 14 | 18 | 24 | 30 | 37 | 40 |
| | Other | | | | | | |
| Other Electric | | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | | 5 | 6 | 11 | 16 | 20 | 25 |
| Water Heating | Natural Gas | 14 | 18 | 24 | 30 | 37 | 40 |
| | Bottled Gas | 19 | 25 | 33 | 41 | 51 | 55 |
| | Electric | 17 | 22 | 29 | 36 | 45 | 48 |
| | Electric – Heat Pump | | | | | | |
| | Fuel Oil | 20 | 25 | 34 | 42 | 52 | 56 |
| Water | | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | | | | | | | |
| Other – specify | | | | | | | |
| Range/Microwave | | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator | | 5 | 5 | 6 | 6 | 6 | 7 |

**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/Service/Appliance | Allowance |
|---|---|
| Heating | |
| Cooking | |
| Other Electric | |
| Air Conditioning | |
| Water Heating | |
| Water | |
| Sewer | |
| Trash Collection | |
| Other | |
| Range/Microwave | |
| Refrigerator | |
| Total | |

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

**Utility Allowance Schedule**
See Public Reporting and Instructions on back.

**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 | Date (mm/dd/yyyy) |
|---|---|---|
| **Concord Housing Authority — MA098** | **Low-Rise Apt (2-4 unit Walk-up)** | 11/01/2026 |

| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|---|
| Heating | Natural Gas | 89 | 117 | 156 | 193 | 233 | 267 |
| | Bottled Gas | 124 | 163 | 217 | 268 | 323 | 371 |
| | Electric | 74 | 97 | 129 | 159 | 192 | 220 |
| | Electric – Heat Pump | 42 | 49 | 58 | 66 | 73 | 80 |
| | Fuel Oil | 122 | 160 | 213 | 264 | 317 | 364 |
| | Other | | | | | | |
| Cooking | Natural Gas | 11 | 14 | 19 | 24 | 30 | 32 |
| | Bottled Gas | 16 | 20 | 27 | 33 | 41 | 44 |
| | Electric | 14 | 18 | 24 | 30 | 37 | 40 |
| | Other | | | | | | |
| Other Electric | | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | | 6 | 7 | 10 | 13 | 16 | 19 |
| Water Heating | Natural Gas | 14 | 18 | 24 | 30 | 37 | 40 |
| | Bottled Gas | 19 | 25 | 33 | 41 | 51 | 55 |
| | Electric | 17 | 22 | 29 | 36 | 45 | 48 |
| | Electric – Heat Pump | | | | | | |
| | Fuel Oil | 20 | 25 | 34 | 42 | 52 | 56 |
| Water | | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | | | | | | | |
| Other – specify | | | | | | | |
| Range/Microwave | | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator | | 5 | 5 | 6 | 6 | 6 | 7 |

**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/Service/Appliance | Allowance |
|---|---|
| Heating | |
| Cooking | |
| Other Electric | |
| Air Conditioning | |
| Water Heating | |
| Water | |
| Sewer | |
| Trash Collection | |
| Other | |
| Range/Microwave | |
| Refrigerator | |
| Total | |

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

**Utility Allowance Schedule**
See Public Reporting and Instructions on back.

**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 | Date (mm/dd/yyyy) |
|---|---|---|
| **Concord Housing Authority — MA098** | **High-Rise Apt (5+ unit Bldg)** | 11/01/2026 |

| Utility or Service | Fuel Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|---|
| Heating | Natural Gas | 85 | 97 | 115 | 139 | 158 | 197 |
| | Bottled Gas | 94 | 110 | 129 | 147 | 165 | 184 |
| | Electric | 62 | 77 | 93 | 115 | 142 | 166 |
| | Electric – Heat Pump | 33 | 38 | 45 | 51 | 57 | 62 |
| | Fuel Oil | 89 | 104 | 122 | 139 | 156 | 174 |
| | Other | | | | | | |
| Cooking | Natural Gas | 11 | 14 | 19 | 24 | 30 | 32 |
| | Bottled Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| | Electric | 14 | 18 | 24 | 30 | 37 | 40 |
| | Other | | | | | | |
| Other Electric | | 48 | 62 | 83 | 103 | 127 | 137 |
| Air Conditioning | | 6 | 7 | 9 | 12 | 14 | 17 |
| Water Heating | Natural Gas | 14 | 18 | 24 | 30 | 37 | 40 |
| | Bottled Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| | Electric | 17 | 22 | 29 | 36 | 45 | 48 |
| | Electric – Heat Pump | | | | | | |
| | Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Water | | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | | | | | | | |
| Other – specify | | | | | | | |
| Range/Microwave | | 6 | 6 | 6 | 6 | 6 | 6 |
| Refrigerator | | 5 | 5 | 6 | 6 | 6 | 7 |

**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/Service/Appliance | Allowance |
|---|---|
| Heating | |
| Cooking | |
| Other Electric | |
| Air Conditioning | |
| Water Heating | |
| Water | |
| Sewer | |
| Trash Collection | |
| Other | |
| Range/Microwave | |
| Refrigerator | |
| Total | |

Previous versions are obsolete.

**Form HUD-52667 (04/2023)**

# Family Allowance Worksheet

To determine the allowance for a specific family: check each utility or service the tenant pays directly, enter the amount from the schedule (p. 1) for the unit's type and bedroom size, and total.

HEAD OF HOUSEHOLD _____

UNIT ADDRESS _____

NUMBER OF BEDROOMS _____

VOUCHER / CERT. NO. _____

PREPARED BY (STAFF) _____

| Utility or Service | Tenant-paid? | Monthly Allowance ($) |
|---|---|---|
| Heating - Natural Gas | ☐ | |
| Heating - Bottle Gas | ☐ | |
| Heating - Electric Resistance | ☐ | |
| Heating - Electric Heat Pump | ☐ | |
| Heating - Fuel Oil | ☐ | |
| Cooking - Natural Gas | ☐ | |
| Cooking - Bottle Gas | ☐ | |
| Cooking - Electric | ☐ | |
| Water Heating - Natural Gas | ☐ | |
| Water Heating - Bottle Gas | ☐ | |
| Water Heating - Electric | ☐ | |
| Water Heating - Fuel Oil | ☐ | |
| Other Electric | ☐ | |
| Air Conditioning | ☐ | |
| Water | ☐ | |
| Sewer | ☐ | |
| Trash Collection | ☐ | |
| Range/Microwave | ☐ | |
| Refrigerator | ☐ | |
| Other | ☐ | |
| **Total Utility Allowance** | | **$** |

UNIT TYPE (check one)

- ☐ Manufactured Home (Mobile Home)
- ☐ Single Family Detached (House)
- ☐ Single Family Attached (Duplex/Rowhouse/Townhouse)
- ☐ Low-Rise Apt (2-4 unit Walk-up)
- ☐ High-Rise Apt (5+ unit Bldg)

The allowance column of the schedule used must match the unit type checked here and the bedroom count entered above.

# Rate Sources

Every figure on the schedule (p. 1) is computed from the rates below. No rate on this page is estimated or carried forward: each traces to a tariff filing, municipal rate schedule, or federal data series, with its own effective date.

| Utility | Rate | Rate effective | Source |
|---|---|---|---|
| **Heating Oil** | $4.121/gal | 2025-26 season average | U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.<br>Link: https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=W_EPD2F_PRS_SMA_DPG&f=W |
| **Sewer** | $15.03/100cf | July 1, 2026 | Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026<br>Link: https://concordma.gov/DocumentCenter/View/63435/FY27-Water-Sewer-Rate-Schedule |
| **Water** | $10.85/100cf | July 1, 2026 | Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026<br>Link: https://concordma.gov/DocumentCenter/View/63435/FY27-Water-Sewer-Rate-Schedule |
| **Bottle Gas (Propane)** | $3.413/gal | 2025-26 season average | U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.<br>Link: https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=W_EPLLPA_PRS_SMA_DPG&f=W |
| **Electric** | $0.21017/kWh + $20.00/mo fixed | April 1, 2026 | Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903<br>Link: https://concordma.gov/DocumentCenter/View/60284/Rate-OPT-OUT-Residential-Service |
| **Natural Gas (heating)** | $1.8859/therm + $12.00/mo fixed | June 1, 2026 | Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)<br>Link: https://www.nationalgridus.com/MA-Gas-Home/Service-Rates/ |
| **Natural Gas (non-heating)** | $2.6984/therm + $10.00/mo fixed | June 1, 2026 | Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)<br>Link: https://www.nationalgridus.com/MA-Gas-Home/Service-Rates/ |
| **Climate (degree days)** | 6179 AHDD · 665 ACDD | 30-yr normals | HUD Utility Schedule Model (Ver. 13i) per-PHA climate dataset — 30-year normalized NOAA heating and cooling degree days for this authority's HUD code (HUD PD&R)<br>Link: https://www.huduser.gov/portal/resources/utilallowance.html |

## Local Services & Appliance Pricing

Flat monthly allowances the utility model does not compute: priced from local sources (area retailers for tenant-supplied appliances, amortized over their expected life; the municipal fee for trash) and applied uniformly across bedroom sizes.

| Service / Appliance | Monthly | Priced | Local source |
|---|---|---|---|
| **Range/Microwave** | $4 | August 11, 2026 | National average of 4 retailers, priced 2026-08-11; average cost includes state sales tax (12-yr expected life).<br>($598.25 avg price + 6.25% MA sales tax = $635.64) ÷ (12 yr × 12 mo) = $4.41, rounded to $4/mo<br>Lowe's — Hotpoint RBS330DRWW 5.0 cu ft electric, $575.00: https://www.lowes.com/pd/Hotpoint-30-in-Free-Standing-Electric-Range/5005515201<br>Home Depot — Amana AER6303MFB 4.8 cu ft electric, $599.00: https://www.homedepot.com/p/Amana-4-8-cu-ft-4-Burner-Element-Electric-Range-in-Black-AER6303MFB/300128129<br>Best Buy — GE JBS160DMBB 5.0 cu ft electric, $619.99: https://www.bestbuy.com/product/ge-30-in-wide-4-elements-5-0-cu-ft-freestanding-electric-range-with-porcelain-enamel-cooktop-surface-black/J7645S8Q22/sku/6488879<br>Abt — Frigidaire FCRC3012BW 30-in coil, $599.00: https://www.abt.com/Frigidaire-Electric-Coil-Range-30-Inch-in-White-FCRC3012BW/p/231302.html |
| **Refrigerator** | $4 | August 11, 2026 | Average of four national retailers' standard prices (same nationwide), priced 2026-08-11, plus the authority's state sales tax (12-yr expected life per ENERGY STAR).<br>($594.00 avg price + 6.25% MA sales tax = $631.13) ÷ (12 yr × 12 mo) = $4.38, rounded to $4/mo<br>Lowe's — Midea 18.1 cu ft ENERGY STAR, $549.00: https://www.lowes.com/pd/Midea-18-1-cu-ft-Top-Freezer-Refrigerator-Stainless-Steel-ENERGYSTAR/5014687561<br>Home Depot — Frigidaire FRTE1936AW 19 cu ft, $629.00: https://www.homedepot.com/p/Frigidaire-29-7-in-19-cu-ft-Standard-Depth-Garage-Ready-Top-Freezer-Refrigerator-in-White-w-Humidity-Controlled-Crisper-Drawers-FRTE1936AW/340917648<br>Best Buy — GE GTS17DTNRWW 16.6 cu ft, $598.99: https://www.bestbuy.com/product/ge-28-in-wide-16-6-cu-ft-top-freezer-refrigerator-with-led-interior-lighting-white/J7645S2334/sku/6361278<br>Abt — Frigidaire FRTE1814AB 18.6 cu ft, $599.00: https://www.abt.com/Frigidaire-18.6-Cu.-Ft.-Top-Freezer-Refrigerator-in-Black-FRTE1814AB/p/240275.html |

# Methodology

Consumption for each unit type and bedroom size is produced by HUD's Utility Schedule Model (HUSM), Ver. 13i, the same published RECS regression model HUD provides for schedule development, using the locality climate profile (6179 AHDD, 665 ACDD) — heating and cooling degree days taken verbatim from the HUSM workbook's own per-PHA climate dataset (HUD PD&R, NOAA normals), the model's intended input for this authority. Consultant schedules sometimes use other station normals, so their stated degree days may differ. Each monthly allowance is *annual consumption* × *rate* ÷ *12*, plus the provider's fixed monthly customer charge where applicable. The full plugged-in arithmetic for every cell on the schedule appears in the Calculation Detail pages that follow.

This schedule is prepared for annual review and adoption under 24 CFR § 982.517. HUSM inputs, rates, and outputs are retained so the authority can document that the required review occurred, and a revision is triggered when any utility rate changes by 10% or more. Effective November 1, 2026.

# Annual Review — The 10% Test

Under 24 CFR § 982.517(c)(1), the housing authority must review its utility allowance schedule annually and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last revision. Allowances in categories below the threshold may lawfully be kept unchanged. This page is the written record of that review.

Prior schedule: Concord Housing Authority utility allowance schedule effective November 1, 2025 and expiring October 31, 2026 (Happy Software package, locality Concord Housing Authority - X927999, Concord Municipal Light / National Grid, 6831 AHDD, columns 0-7 BR), published at concordha.org. The package is the Summary and Air Conditioning pages only, with no Rate Data page, so it states none of the rates it was built on. Baselines below are reverse-engineered from the schedule's own figures using the vendor's consumption bases, which are shared across its packages: every non-heating row (cooking, water heating, other electric, water, sewer) is independent of heating degree days, so each row's ratio against the same vendor's Framingham and Holliston packages - whose Rate Data pages do print their rates - yields the rate directly. Six independent electric estimates agree within 0.2 percent, and both oil estimates agree exactly. Unit types carried per HUD's HUSM unit-type crosswalk, the same convention documented for Salem and Watertown. Their Air Conditioning page is blank, so no air conditioning allowance is carried; HUD's model prices one, so the computed figure appears unmarked. No trash allowance is priced. The November 1, 2025 package was a full revision of all categories, so it is the proper baseline under 24 CFR § 982.517(c)(1). Prior rates are reverse-engineered from the schedule's own figures (method above) rather than printed, so each is stated as an implied rate; current figures are stated on the same blended basis for a like-for-like comparison. Current rates are the cited filings on the Rate Sources page; deliverable fuels use the documented heating-season-average convention.

| Utility Category | Prior Rate | Current Rate | Change | Determination |
|---|---|---|---|---|
| **Electric**<br>Prior basis: Implied blended rate, reverse-engineered from the schedule's own figures: the Other Electric, cooking-electric and water-heating-electric rows are a constant 0.690 of the vendor's Framingham package and 0.690 of its Holliston package (six independent estimates, $0.2331-$0.2346/kWh). Blended means the monthly customer charge is spread over average usage, the convention this vendor prints on the packages that do show rates<br>Current basis: Blended equivalent of the current tariff: Concord Municipal Light Plant Rate OPT OUT Residential Service $0.21017/kWh (Mass DPU No. 502, effective April 1 2026, replacing DPU 496) plus the $20.00 monthly customer charge spread over the vendor's standard 1,181.5 kWh average usage | $0.2339/kWh | $0.2271/kWh | -2.9% | No revision required |
| **Natural Gas**<br>Prior basis: Implied blended rate, reverse-engineered the same way from the cooking and water-heating natural gas rows ($2.811-$2.838/therm), reflecting the winter 2025-26 Gas Adjustment Factor in force at the schedule's November 2025 preparation<br>No like-for-like evidence of a 10% change: the implied prior rate reflects the winter Gas Adjustment Factor; the 2026-27 winter factors publish about November 1, 2026, at this schedule's effective date. At the current summer factor ($0.3877, effective 6/1/2026) the blended equivalent is about $2.05/therm. The category is retained at prior amounts and re-tested with full winter arithmetic at final delivery preparation. | $2.8265/therm | $2.8265/therm | 0% | No revision required |
| **Heating Oil**<br>Prior basis: Implied rate from the water-heating fuel-oil row, which agrees exactly against both the Framingham and Holliston packages ($3.9233/gal)<br>Current basis: Current: 2025-26 heating-season average $4.121 (26 EIA weeks, Oct 6 2025 - Mar 30 2026) | $3.9233/gal | $4.121/gal | +5% | No revision required |
| **Bottle Gas (Propane)**<br>Prior basis: Implied rate from the cooking and water-heating bottle-gas rows ($3.5368-$3.5467/gal)<br>Current basis: Current: 2025-26 heating-season average $3.413 (same series and convention) | $3.5417/gal | $3.413/gal | -3.6% | No revision required |
| **Water**<br>Prior basis: Implied rate from the water row, a constant 0.915 of the Framingham package across all eight bedroom sizes (no monthly charge component). IMPORTANT: this matches no rate the Town of Concord has charged in recent years. The W-1 Single Unit Residential Step 1 rate was $9.64/100 cf when this schedule was prepared (FY2026, effective 7/1/2025), $8.57 the year before (FY2025) and $7.62 before that (FY2024), so the implied basis is below even the FY2024 rate. Determination shown against the implied basis per the standing convention; confirm the basis with the authority<br>Current basis: Current: FY2027 W-1 Step 1 $10.85/100 cf, effective 7/1/2026. Measured instead against the FY2026 rate actually in force at the schedule's preparation ($9.64), the change is +12.6%, which also exceeds the threshold | $7.206/100cf | $10.85/100cf | +50.6% | REVISION REQUIRED |
| **Sewer**<br>Prior basis: Implied rate from the sewer row, a constant 1.199 of the Framingham package across all eight bedroom sizes. Same caveat as water: the S-1 Residential rate was $14.31/100 cf when this schedule was prepared (FY2026, effective 6/1/2025), $13.63 the year before and $12.98 before that. Determination shown against the implied basis; confirm with the authority<br>Current basis: Current: FY2027 S-1 Residential $15.03/100 cf, effective 7/1/2026. Measured instead against the FY2026 rate actually in force at preparation ($14.31), the change is +5.0%, under the threshold | $12.258/100cf | $15.03/100cf | +22.6% | REVISION REQUIRED |

Result: 4 categories may be kept unchanged; 2 require revision.

# Computed Reference Schedule

The complete HUSM computation of every allowance at the current cited rates. This reference is the basis of the Annual Review comparison and of the calculation detail that follows; it becomes the comparison baseline for next year's review. The adopted schedule (p. 1) retains prior allowances where the 10% rule permits.

| Unit Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|
| **Manufactured Home (Mobile Home)** | | | | | | |
| Heating - Natural Gas | 70 | 80 | 91 | 102 | 113 | 125 |
| Heating - Bottle Gas | 114 | 134 | 156 | 178 | 201 | 223 |
| Heating - Electric Resistance | 91 | 107 | 110 | 113 | 117 | 120 |
| Heating - Electric Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| Heating - Fuel Oil | 108 | 127 | 148 | 169 | 190 | 211 |
| Cooking - Natural Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric | 9 | 10 | 15 | 19 | 24 | 28 |
| Water Heating - Natural Gas | 23 | 27 | 39 | 51 | 63 | 75 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric | 28 | 33 | 42 | 51 | 60 | 70 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric | 68 | 76 | 98 | 120 | 142 | 164 |
| Air Conditioning | 5 | 6 | 11 | 15 | 19 | 24 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave | 4 | 4 | 4 | 4 | 4 | 4 |
| Refrigerator | 4 | 4 | 4 | 4 | 4 | 4 |
| Other | — | — | — | — | — | — |
| **Single Family Detached (House)** | | | | | | |
| Heating - Natural Gas | 80 | 92 | 105 | 118 | 131 | 145 |
| Heating - Bottle Gas | 134 | 158 | 184 | 210 | 236 | 262 |
| Heating - Electric Resistance | 86 | 102 | 119 | 136 | 154 | 171 |
| Heating - Electric Heat Pump | 46 | 55 | 65 | 73 | 81 | 89 |
| Heating - Fuel Oil | 127 | 149 | 174 | 199 | 224 | 248 |
| Cooking - Natural Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric | 9 | 10 | 15 | 19 | 24 | 28 |
| Water Heating - Natural Gas | 23 | 27 | 39 | 51 | 63 | 75 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric | 28 | 33 | 42 | 51 | 60 | 70 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric | 68 | 76 | 98 | 120 | 142 | 164 |
| Air Conditioning | 4 | 5 | 11 | 18 | 24 | 30 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave | 4 | 4 | 4 | 4 | 4 | 4 |
| Refrigerator | 4 | 4 | 4 | 4 | 4 | 4 |
| Other | — | — | — | — | — | — |
| **Single Family Attached (Duplex/Rowhouse/Townhouse)** | | | | | | |
| Heating - Natural Gas | 72 | 83 | 94 | 105 | 116 | 127 |
| Heating - Bottle Gas | 119 | 140 | 162 | 184 | 206 | 227 |
| Heating - Electric Resistance | 53 | 63 | 81 | 100 | 119 | 138 |
| Heating - Electric Heat Pump | 39 | 46 | 55 | 62 | 69 | 76 |
| Heating - Fuel Oil | 113 | 133 | 153 | 174 | 195 | 215 |
| Cooking - Natural Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric | 9 | 10 | 15 | 19 | 24 | 28 |
| Water Heating - Natural Gas | 23 | 27 | 39 | 51 | 63 | 75 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric | 28 | 33 | 42 | 51 | 60 | 70 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric | 61 | 68 | 87 | 106 | 125 | 144 |
| Air Conditioning | 5 | 6 | 11 | 16 | 20 | 25 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave | 4 | 4 | 4 | 4 | 4 | 4 |
| Refrigerator | 4 | 4 | 4 | 4 | 4 | 4 |
| Other | — | — | — | — | — | — |
| **Low-Rise Apt (2-4 unit Walk-up)** | | | | | | |
| Heating - Natural Gas | 95 | 109 | 117 | 124 | 131 | 139 |
| Heating - Bottle Gas | 164 | 192 | 207 | 222 | 236 | 251 |
| Heating - Electric Resistance | 53 | 63 | 81 | 100 | 119 | 138 |
| Heating - Electric Heat Pump | 42 | 49 | 58 | 66 | 73 | 80 |
| Heating - Fuel Oil | 155 | 182 | 196 | 210 | 223 | 237 |

| Unit Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|---|---|---|---|---|---|---|
| Cooking - Natural Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric | 9 | 10 | 15 | 19 | 24 | 28 |
| Water Heating - Natural Gas | 23 | 27 | 39 | 51 | 63 | 75 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric | 28 | 33 | 42 | 51 | 60 | 70 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric | 60 | 67 | 85 | 103 | 121 | 139 |
| Air Conditioning | 6 | 7 | 10 | 13 | 16 | 19 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave | 4 | 4 | 4 | 4 | 4 | 4 |
| Refrigerator | 4 | 4 | 4 | 4 | 4 | 4 |
| Other | — | — | — | — | — | — |
| **High-Rise Apt (5+ unit Bldg)** | | | | | | |
| Heating - Natural Gas | 59 | 68 | 77 | 86 | 96 | 105 |
| Heating - Bottle Gas | 94 | 110 | 129 | 147 | 165 | 184 |
| Heating - Electric Resistance | 37 | 43 | 59 | 74 | 89 | 105 |
| Heating - Electric Heat Pump | 33 | 38 | 45 | 51 | 57 | 62 |
| Heating - Fuel Oil | 89 | 104 | 122 | 139 | 156 | 174 |
| Cooking - Natural Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| Cooking - Bottle Gas | 10 | 12 | 18 | 23 | 29 | 34 |
| Cooking - Electric | 9 | 10 | 15 | 19 | 24 | 28 |
| Water Heating - Natural Gas | 23 | 27 | 39 | 51 | 63 | 75 |
| Water Heating - Bottle Gas | 32 | 38 | 54 | 71 | 88 | 104 |
| Water Heating - Electric | 28 | 33 | 42 | 51 | 60 | 70 |
| Water Heating - Fuel Oil | 30 | 36 | 51 | 67 | 83 | 99 |
| Other Electric | 52 | 58 | 73 | 88 | 103 | 118 |
| Air Conditioning | 6 | 7 | 9 | 12 | 14 | 17 |
| Water | 51 | 57 | 94 | 151 | 208 | 264 |
| Sewer | 71 | 78 | 131 | 209 | 287 | 366 |
| Trash Collection | — | — | — | — | — | — |
| Range/Microwave | 4 | 4 | 4 | 4 | 4 | 4 |
| Refrigerator | 4 | 4 | 4 | 4 | 4 | 4 |
| Other | — | — | — | — | — | — |

# Calculation Detail

The exact arithmetic behind every allowance on the schedule. Consumption figures are HUSM (Ver. 13i) annual outputs for this locality's climate; rates are the cited filings on p. 9.

## Manufactured Home (Mobile Home)

### Heating - Natural Gas

$1.8859/therm + $12.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 365.9 therms/yr × $1.8859/therm ÷ 12 = $57.50 + $12.00 | **$70** |
| 1 BR | 430.5 therms/yr × $1.8859/therm ÷ 12 = $67.66 + $12.00 | **$80** |
| 2 BR | 502.1 therms/yr × $1.8859/therm ÷ 12 = $78.91 + $12.00 | **$91** |
| 3 BR | 573.8 therms/yr × $1.8859/therm ÷ 12 = $90.18 + $12.00 | **$102** |
| 4 BR | 645.4 therms/yr × $1.8859/therm ÷ 12 = $101.43 + $12.00 | **$113** |
| 5 BR | 717.1 therms/yr × $1.8859/therm ÷ 12 = $112.70 + $12.00 | **$125** |

### Heating - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 400.1 gal/yr × $3.413/gal ÷ 12 = $113.80 | **$114** |
| 1 BR | 470.7 gal/yr × $3.413/gal ÷ 12 = $133.87 | **$134** |
| 2 BR | 549.1 gal/yr × $3.413/gal ÷ 12 = $156.17 | **$156** |
| 3 BR | 627.4 gal/yr × $3.413/gal ÷ 12 = $178.44 | **$178** |
| 4 BR | 705.8 gal/yr × $3.413/gal ÷ 12 = $200.74 | **$201** |
| 5 BR | 784.1 gal/yr × $3.413/gal ÷ 12 = $223.01 | **$223** |

### Heating - Electric Resistance

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 5176.1 kWh/yr × $0.21017/kWh ÷ 12 = $90.66 | **$91** |
| 1 BR | 6089.5 kWh/yr × $0.21017/kWh ÷ 12 = $106.65 | **$107** |
| 2 BR | 6283.3 kWh/yr × $0.21017/kWh ÷ 12 = $110.05 | **$110** |
| 3 BR | 6477 kWh/yr × $0.21017/kWh ÷ 12 = $113.44 | **$113** |
| 4 BR | 6670.7 kWh/yr × $0.21017/kWh ÷ 12 = $116.83 | **$117** |
| 5 BR | 6864.4 kWh/yr × $0.21017/kWh ÷ 12 = $120.22 | **$120** |

### Heating - Electric Heat Pump

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 2253.4 kWh/yr × $0.21017/kWh ÷ 12 = $39.47 | **$39** |
| 1 BR | 2651.1 kWh/yr × $0.21017/kWh ÷ 12 = $46.43 | **$46** |
| 2 BR | 3145.9 kWh/yr × $0.21017/kWh ÷ 12 = $55.10 | **$55** |
| 3 BR | 3534.8 kWh/yr × $0.21017/kWh ÷ 12 = $61.91 | **$62** |
| 4 BR | 3923.6 kWh/yr × $0.21017/kWh ÷ 12 = $68.72 | **$69** |
| 5 BR | 4312.4 kWh/yr × $0.21017/kWh ÷ 12 = $75.53 | **$76** |

### Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 313.7 gal/yr × $4.121/gal ÷ 12 = $107.73 | **$108** |
| 1 BR | 369 gal/yr × $4.121/gal ÷ 12 = $126.72 | **$127** |
| 2 BR | 430.4 gal/yr × $4.121/gal ÷ 12 = $147.81 | **$148** |
| 3 BR | 491.8 gal/yr × $4.121/gal ÷ 12 = $168.89 | **$169** |
| 4 BR | 553.2 gal/yr × $4.121/gal ÷ 12 = $189.98 | **$190** |
| 5 BR | 614.6 gal/yr × $4.121/gal ÷ 12 = $211.06 | **$211** |

### Cooking - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 33.5 therms/yr × $2.6984/therm ÷ 12 = $7.53 | **$8** |
| 1 BR | 39.4 therms/yr × $2.6984/therm ÷ 12 = $8.86 | **$9** |
| 2 BR | 57 therms/yr × $2.6984/therm ÷ 12 = $12.82 | **$13** |
| 3 BR | 74.6 therms/yr × $2.6984/therm ÷ 12 = $16.78 | **$17** |
| 4 BR | 92.2 therms/yr × $2.6984/therm ÷ 12 = $20.73 | **$21** |
| 5 BR | 109.8 therms/yr × $2.6984/therm ÷ 12 = $24.69 | **$25** |

### Cooking - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 36.6 gal/yr × $3.413/gal ÷ 12 = $10.41 | **$10** |
| 1 BR | 43.1 gal/yr × $3.413/gal ÷ 12 = $12.26 | **$12** |
| 2 BR | 62.3 gal/yr × $3.413/gal ÷ 12 = $17.72 | **$18** |
| 3 BR | 81.6 gal/yr × $3.413/gal ÷ 12 = $23.21 | **$23** |
| 4 BR | 100.8 gal/yr × $3.413/gal ÷ 12 = $28.67 | **$29** |
| 5 BR | 120.1 gal/yr × $3.413/gal ÷ 12 = $34.16 | **$34** |

### Cooking - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 490.4 kWh/yr × $0.21017/kWh ÷ 12 = $8.59 | **$9** |
| 1 BR | 577 kWh/yr × $0.21017/kWh ÷ 12 = $10.11 | **$10** |
| 2 BR | 835 kWh/yr × $0.21017/kWh ÷ 12 = $14.62 | **$15** |
| 3 BR | 1092.9 kWh/yr × $0.21017/kWh ÷ 12 = $19.14 | **$19** |
| 4 BR | 1350.9 kWh/yr × $0.21017/kWh ÷ 12 = $23.66 | **$24** |
| 5 BR | 1608.9 kWh/yr × $0.21017/kWh ÷ 12 = $28.18 | **$28** |

### Water Heating - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 102.5 therms/yr × $2.6984/therm ÷ 12 = $23.05 | **$23** |
| 1 BR | 120.6 therms/yr × $2.6984/therm ÷ 12 = $27.12 | **$27** |
| 2 BR | 174.2 therms/yr × $2.6984/therm ÷ 12 = $39.17 | **$39** |
| 3 BR | 227.9 therms/yr × $2.6984/therm ÷ 12 = $51.25 | **$51** |
| 4 BR | 281.5 therms/yr × $2.6984/therm ÷ 12 = $63.30 | **$63** |
| 5 BR | 335.1 therms/yr × $2.6984/therm ÷ 12 = $75.35 | **$75** |

### Water Heating - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 112.1 gal/yr × $3.413/gal ÷ 12 = $31.88 | **$32** |
| 1 BR | 131.9 gal/yr × $3.413/gal ÷ 12 = $37.51 | **$38** |
| 2 BR | 190.5 gal/yr × $3.413/gal ÷ 12 = $54.18 | **$54** |
| 3 BR | 249.2 gal/yr × $3.413/gal ÷ 12 = $70.88 | **$71** |
| 4 BR | 307.8 gal/yr × $3.413/gal ÷ 12 = $87.54 | **$88** |
| 5 BR | 366.5 gal/yr × $3.413/gal ÷ 12 = $104.24 | **$104** |

### Water Heating - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 1604 kWh/yr × $0.21017/kWh ÷ 12 = $28.09 | **$28** |
| 1 BR | 1887 kWh/yr × $0.21017/kWh ÷ 12 = $33.05 | **$33** |
| 2 BR | 2408.4 kWh/yr × $0.21017/kWh ÷ 12 = $42.18 | **$42** |
| 3 BR | 2929.7 kWh/yr × $0.21017/kWh ÷ 12 = $51.31 | **$51** |
| 4 BR | 3451 kWh/yr × $0.21017/kWh ÷ 12 = $60.44 | **$60** |
| 5 BR | 3972.3 kWh/yr × $0.21017/kWh ÷ 12 = $69.57 | **$70** |

### Water Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 87.9 gal/yr × $4.121/gal ÷ 12 = $30.19 | **$30** |
| 1 BR | 103.4 gal/yr × $4.121/gal ÷ 12 = $35.51 | **$36** |
| 2 BR | 149.3 gal/yr × $4.121/gal ÷ 12 = $51.27 | **$51** |
| 3 BR | 195.3 gal/yr × $4.121/gal ÷ 12 = $67.07 | **$67** |
| 4 BR | 241.3 gal/yr × $4.121/gal ÷ 12 = $82.87 | **$83** |
| 5 BR | 287.3 gal/yr × $4.121/gal ÷ 12 = $98.66 | **$99** |

| Other Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2722.8 kWh/yr × $0.21017/kWh ÷ 12 = $47.69 + $20.00 | **$68** |
| 1 BR | 3203.3 kWh/yr × $0.21017/kWh ÷ 12 = $56.10 + $20.00 | **$76** |
| 2 BR | 4456.8 kWh/yr × $0.21017/kWh ÷ 12 = $78.06 + $20.00 | **$98** |
| 3 BR | 5710.2 kWh/yr × $0.21017/kWh ÷ 12 = $100.01 + $20.00 | **$120** |
| 4 BR | 6963.7 kWh/yr × $0.21017/kWh ÷ 12 = $121.96 + $20.00 | **$142** |
| 5 BR | 8217.1 kWh/yr × $0.21017/kWh ÷ 12 = $143.92 + $20.00 | **$164** |

| Air Conditioning | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 300.3 kWh/yr × $0.21017/kWh ÷ 12 = $5.26 | **$5** |
| 1 BR | 353.3 kWh/yr × $0.21017/kWh ÷ 12 = $6.19 | **$6** |
| 2 BR | 602.8 kWh/yr × $0.21017/kWh ÷ 12 = $10.56 | **$11** |
| 3 BR | 852.4 kWh/yr × $0.21017/kWh ÷ 12 = $14.93 | **$15** |
| 4 BR | 1102 kWh/yr × $0.21017/kWh ÷ 12 = $19.30 | **$19** |
| 5 BR | 1351.6 kWh/yr × $0.21017/kWh ÷ 12 = $23.67 | **$24** |

| Water | $10.85/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $10.85/100cf ÷ 12 = $50.90 | **$51** |
| 1 BR | 62.6 100cf/yr × $10.85/100cf ÷ 12 = $56.60 | **$57** |
| 2 BR | 104.3 100cf/yr × $10.85/100cf ÷ 12 = $94.30 | **$94** |
| 3 BR | 166.9 100cf/yr × $10.85/100cf ÷ 12 = $150.91 | **$151** |
| 4 BR | 229.5 100cf/yr × $10.85/100cf ÷ 12 = $207.51 | **$208** |
| 5 BR | 292.1 100cf/yr × $10.85/100cf ÷ 12 = $264.11 | **$264** |

| Sewer | $15.03/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $15.03/100cf ÷ 12 = $70.52 | **$71** |
| 1 BR | 62.6 100cf/yr × $15.03/100cf ÷ 12 = $78.41 | **$78** |
| 2 BR | 104.3 100cf/yr × $15.03/100cf ÷ 12 = $130.64 | **$131** |
| 3 BR | 166.9 100cf/yr × $15.03/100cf ÷ 12 = $209.04 | **$209** |
| 4 BR | 229.5 100cf/yr × $15.03/100cf ÷ 12 = $287.45 | **$287** |
| 5 BR | 292.1 100cf/yr × $15.03/100cf ÷ 12 = $365.86 | **$366** |

## Single Family Detached (House)

| Heating - Natural Gas | $1.8859/therm + $12.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 430.5 therms/yr × $1.8859/therm ÷ 12 = $67.66 + $12.00 | **$80** |
| 1 BR | 506.5 therms/yr × $1.8859/therm ÷ 12 = $79.60 + $12.00 | **$92** |
| 2 BR | 590.8 therms/yr × $1.8859/therm ÷ 12 = $92.85 + $12.00 | **$105** |
| 3 BR | 675 therms/yr × $1.8859/therm ÷ 12 = $106.08 + $12.00 | **$118** |
| 4 BR | 759.3 therms/yr × $1.8859/therm ÷ 12 = $119.33 + $12.00 | **$131** |
| 5 BR | 843.6 therms/yr × $1.8859/therm ÷ 12 = $132.58 + $12.00 | **$145** |

| Heating - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 470.7 gal/yr × $3.413/gal ÷ 12 = $133.87 | **$134** |
| 1 BR | 553.8 gal/yr × $3.413/gal ÷ 12 = $157.51 | **$158** |
| 2 BR | 646 gal/yr × $3.413/gal ÷ 12 = $183.73 | **$184** |
| 3 BR | 738.1 gal/yr × $3.413/gal ÷ 12 = $209.93 | **$210** |
| 4 BR | 830.3 gal/yr × $3.413/gal ÷ 12 = $236.15 | **$236** |
| 5 BR | 922.5 gal/yr × $3.413/gal ÷ 12 = $262.37 | **$262** |

| Heating - Electric Resistance | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 4937.3 kWh/yr × $0.21017/kWh ÷ 12 = $86.47 | **$86** |
| 1 BR | 5808.6 kWh/yr × $0.21017/kWh ÷ 12 = $101.73 | **$102** |
| 2 BR | 6797.1 kWh/yr × $0.21017/kWh ÷ 12 = $119.05 | **$119** |
| 3 BR | 7785.6 kWh/yr × $0.21017/kWh ÷ 12 = $136.36 | **$136** |
| 4 BR | 8774.1 kWh/yr × $0.21017/kWh ÷ 12 = $153.67 | **$154** |
| 5 BR | 9762.6 kWh/yr × $0.21017/kWh ÷ 12 = $170.98 | **$171** |

| Heating - Electric Heat Pump | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2651.1 kWh/yr × $0.21017/kWh ÷ 12 = $46.43 | **$46** |
| 1 BR | 3118.9 kWh/yr × $0.21017/kWh ÷ 12 = $54.62 | **$55** |
| 2 BR | 3701.1 kWh/yr × $0.21017/kWh ÷ 12 = $64.82 | **$65** |
| 3 BR | 4158.6 kWh/yr × $0.21017/kWh ÷ 12 = $72.83 | **$73** |
| 4 BR | 4616 kWh/yr × $0.21017/kWh ÷ 12 = $80.85 | **$81** |
| 5 BR | 5073.4 kWh/yr × $0.21017/kWh ÷ 12 = $88.86 | **$89** |

| Heating - Fuel Oil | $4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 369 gal/yr × $4.121/gal ÷ 12 = $126.72 | **$127** |
| 1 BR | 434.1 gal/yr × $4.121/gal ÷ 12 = $149.08 | **$149** |
| 2 BR | 506.4 gal/yr × $4.121/gal ÷ 12 = $173.91 | **$174** |
| 3 BR | 578.6 gal/yr × $4.121/gal ÷ 12 = $198.70 | **$199** |
| 4 BR | 650.9 gal/yr × $4.121/gal ÷ 12 = $223.53 | **$224** |
| 5 BR | 723.1 gal/yr × $4.121/gal ÷ 12 = $248.32 | **$248** |

| Cooking - Natural Gas | $2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 33.5 therms/yr × $2.6984/therm ÷ 12 = $7.53 | **$8** |
| 1 BR | 39.4 therms/yr × $2.6984/therm ÷ 12 = $8.86 | **$9** |
| 2 BR | 57 therms/yr × $2.6984/therm ÷ 12 = $12.82 | **$13** |
| 3 BR | 74.6 therms/yr × $2.6984/therm ÷ 12 = $16.78 | **$17** |
| 4 BR | 92.2 therms/yr × $2.6984/therm ÷ 12 = $20.73 | **$21** |
| 5 BR | 109.8 therms/yr × $2.6984/therm ÷ 12 = $24.69 | **$25** |

| Cooking - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 36.6 gal/yr × $3.413/gal ÷ 12 = $10.41 | **$10** |
| 1 BR | 43.1 gal/yr × $3.413/gal ÷ 12 = $12.26 | **$12** |
| 2 BR | 62.3 gal/yr × $3.413/gal ÷ 12 = $17.72 | **$18** |
| 3 BR | 81.6 gal/yr × $3.413/gal ÷ 12 = $23.21 | **$23** |
| 4 BR | 100.8 gal/yr × $3.413/gal ÷ 12 = $28.67 | **$29** |
| 5 BR | 120.1 gal/yr × $3.413/gal ÷ 12 = $34.16 | **$34** |

| Cooking - Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 490.4 kWh/yr × $0.21017/kWh ÷ 12 = $8.59 | **$9** |
| 1 BR | 577 kWh/yr × $0.21017/kWh ÷ 12 = $10.11 | **$10** |
| 2 BR | 835 kWh/yr × $0.21017/kWh ÷ 12 = $14.62 | **$15** |
| 3 BR | 1092.9 kWh/yr × $0.21017/kWh ÷ 12 = $19.14 | **$19** |
| 4 BR | 1350.9 kWh/yr × $0.21017/kWh ÷ 12 = $23.66 | **$24** |
| 5 BR | 1608.9 kWh/yr × $0.21017/kWh ÷ 12 = $28.18 | **$28** |

| Water Heating - Natural Gas | $2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 102.5 therms/yr × $2.6984/therm ÷ 12 = $23.05 | **$23** |
| 1 BR | 120.6 therms/yr × $2.6984/therm ÷ 12 = $27.12 | **$27** |
| 2 BR | 174.2 therms/yr × $2.6984/therm ÷ 12 = $39.17 | **$39** |
| 3 BR | 227.9 therms/yr × $2.6984/therm ÷ 12 = $51.25 | **$51** |
| 4 BR | 281.5 therms/yr × $2.6984/therm ÷ 12 = $63.30 | **$63** |
| 5 BR | 335.1 therms/yr × $2.6984/therm ÷ 12 = $75.35 | **$75** |

| Water Heating - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 112.1 gal/yr × $3.413/gal ÷ 12 = $31.88 | **$32** |
| 1 BR | 131.9 gal/yr × $3.413/gal ÷ 12 = $37.51 | **$38** |
| 2 BR | 190.5 gal/yr × $3.413/gal ÷ 12 = $54.18 | **$54** |
| 3 BR | 249.2 gal/yr × $3.413/gal ÷ 12 = $70.88 | **$71** |
| 4 BR | 307.8 gal/yr × $3.413/gal ÷ 12 = $87.54 | **$88** |
| 5 BR | 366.5 gal/yr × $3.413/gal ÷ 12 = $104.24 | **$104** |

| Water Heating - Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 1604 kWh/yr × $0.21017/kWh ÷ 12 = $28.09 | **$28** |
| 1 BR | 1887 kWh/yr × $0.21017/kWh ÷ 12 = $33.05 | **$33** |
| 2 BR | 2408.4 kWh/yr × $0.21017/kWh ÷ 12 = $42.18 | **$42** |
| 3 BR | 2929.7 kWh/yr × $0.21017/kWh ÷ 12 = $51.31 | **$51** |
| 4 BR | 3451 kWh/yr × $0.21017/kWh ÷ 12 = $60.44 | **$60** |
| 5 BR | 3972.3 kWh/yr × $0.21017/kWh ÷ 12 = $69.57 | **$70** |

| Water Heating - Fuel Oil | $4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 87.9 gal/yr × $4.121/gal ÷ 12 = $30.19 | **$30** |
| 1 BR | 103.4 gal/yr × $4.121/gal ÷ 12 = $35.51 | **$36** |
| 2 BR | 149.3 gal/yr × $4.121/gal ÷ 12 = $51.27 | **$51** |
| 3 BR | 195.3 gal/yr × $4.121/gal ÷ 12 = $67.07 | **$67** |
| 4 BR | 241.3 gal/yr × $4.121/gal ÷ 12 = $82.87 | **$83** |
| 5 BR | 287.3 gal/yr × $4.121/gal ÷ 12 = $98.66 | **$99** |

| Other Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2722.8 kWh/yr × $0.21017/kWh ÷ 12 = $47.69 + $20.00 | **$68** |
| 1 BR | 3203.3 kWh/yr × $0.21017/kWh ÷ 12 = $56.10 + $20.00 | **$76** |
| 2 BR | 4456.8 kWh/yr × $0.21017/kWh ÷ 12 = $78.06 + $20.00 | **$98** |
| 3 BR | 5710.2 kWh/yr × $0.21017/kWh ÷ 12 = $100.01 + $20.00 | **$120** |
| 4 BR | 6963.7 kWh/yr × $0.21017/kWh ÷ 12 = $121.96 + $20.00 | **$142** |
| 5 BR | 8217.1 kWh/yr × $0.21017/kWh ÷ 12 = $143.92 + $20.00 | **$164** |

| Air Conditioning | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 245.6 kWh/yr × $0.21017/kWh ÷ 12 = $4.30 | **$4** |
| 1 BR | 289 kWh/yr × $0.21017/kWh ÷ 12 = $5.06 | **$5** |
| 2 BR | 650.2 kWh/yr × $0.21017/kWh ÷ 12 = $11.39 | **$11** |
| 3 BR | 1011.4 kWh/yr × $0.21017/kWh ÷ 12 = $17.71 | **$18** |
| 4 BR | 1372.7 kWh/yr × $0.21017/kWh ÷ 12 = $24.04 | **$24** |
| 5 BR | 1733.9 kWh/yr × $0.21017/kWh ÷ 12 = $30.37 | **$30** |

| Water | $10.85/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $10.85/100cf ÷ 12 = $50.90 | **$51** |
| 1 BR | 62.6 100cf/yr × $10.85/100cf ÷ 12 = $56.60 | **$57** |
| 2 BR | 104.3 100cf/yr × $10.85/100cf ÷ 12 = $94.30 | **$94** |
| 3 BR | 166.9 100cf/yr × $10.85/100cf ÷ 12 = $150.91 | **$151** |
| 4 BR | 229.5 100cf/yr × $10.85/100cf ÷ 12 = $207.51 | **$208** |
| 5 BR | 292.1 100cf/yr × $10.85/100cf ÷ 12 = $264.11 | **$264** |

| Sewer | $15.03/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $15.03/100cf ÷ 12 = $70.52 | **$71** |
| 1 BR | 62.6 100cf/yr × $15.03/100cf ÷ 12 = $78.41 | **$78** |
| 2 BR | 104.3 100cf/yr × $15.03/100cf ÷ 12 = $130.64 | **$131** |
| 3 BR | 166.9 100cf/yr × $15.03/100cf ÷ 12 = $209.04 | **$209** |
| 4 BR | 229.5 100cf/yr × $15.03/100cf ÷ 12 = $287.45 | **$287** |
| 5 BR | 292.1 100cf/yr × $15.03/100cf ÷ 12 = $365.86 | **$366** |

## Single Family Attached (Duplex/Rowhouse/ Townhouse)

| Heating - Natural Gas | $1.8859/therm + $12.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 383.5 therms/yr × $1.8859/therm ÷ 12 = $60.27 + $12.00 | **$72** |
| 1 BR | 451.2 therms/yr × $1.8859/therm ÷ 12 = $70.91 + $12.00 | **$83** |
| 2 BR | 521.2 therms/yr × $1.8859/therm ÷ 12 = $81.91 + $12.00 | **$94** |
| 3 BR | 591.1 therms/yr × $1.8859/therm ÷ 12 = $92.90 + $12.00 | **$105** |
| 4 BR | 661 therms/yr × $1.8859/therm ÷ 12 = $103.88 + $12.00 | **$116** |
| 5 BR | 731 therms/yr × $1.8859/therm ÷ 12 = $114.88 + $12.00 | **$127** |

| Heating - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 419.4 gal/yr × $3.413/gal ÷ 12 = $119.28 | **$119** |
| 1 BR | 493.4 gal/yr × $3.413/gal ÷ 12 = $140.33 | **$140** |
| 2 BR | 569.9 gal/yr × $3.413/gal ÷ 12 = $162.09 | **$162** |
| 3 BR | 646.3 gal/yr × $3.413/gal ÷ 12 = $183.82 | **$184** |
| 4 BR | 722.8 gal/yr × $3.413/gal ÷ 12 = $205.58 | **$206** |
| 5 BR | 799.3 gal/yr × $3.413/gal ÷ 12 = $227.33 | **$227** |

| Heating - Electric Resistance | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 3035.3 kWh/yr × $0.21017/kWh ÷ 12 = $53.16 | **$53** |
| 1 BR | 3571 kWh/yr × $0.21017/kWh ÷ 12 = $62.54 | **$63** |
| 2 BR | 4651.8 kWh/yr × $0.21017/kWh ÷ 12 = $81.47 | **$81** |
| 3 BR | 5732.6 kWh/yr × $0.21017/kWh ÷ 12 = $100.40 | **$100** |
| 4 BR | 6813.4 kWh/yr × $0.21017/kWh ÷ 12 = $119.33 | **$119** |
| 5 BR | 7894.3 kWh/yr × $0.21017/kWh ÷ 12 = $138.26 | **$138** |

| Heating - Electric Heat Pump | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2253.4 kWh/yr × $0.21017/kWh ÷ 12 = $39.47 | **$39** |
| 1 BR | 2651.1 kWh/yr × $0.21017/kWh ÷ 12 = $46.43 | **$46** |
| 2 BR | 3145.9 kWh/yr × $0.21017/kWh ÷ 12 = $55.10 | **$55** |
| 3 BR | 3534.8 kWh/yr × $0.21017/kWh ÷ 12 = $61.91 | **$62** |
| 4 BR | 3923.6 kWh/yr × $0.21017/kWh ÷ 12 = $68.72 | **$69** |
| 5 BR | 4312.4 kWh/yr × $0.21017/kWh ÷ 12 = $75.53 | **$76** |

### Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 328.7 gal/yr × $4.121/gal ÷ 12 = $112.88 | **$113** |
| 1 BR | 386.7 gal/yr × $4.121/gal ÷ 12 = $132.80 | **$133** |
| 2 BR | 446.7 gal/yr × $4.121/gal ÷ 12 = $153.40 | **$153** |
| 3 BR | 506.7 gal/yr × $4.121/gal ÷ 12 = $174.01 | **$174** |
| 4 BR | 566.6 gal/yr × $4.121/gal ÷ 12 = $194.58 | **$195** |
| 5 BR | 626.6 gal/yr × $4.121/gal ÷ 12 = $215.18 | **$215** |

### Cooking - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 33.5 therms/yr × $2.6984/therm ÷ 12 = $7.53 | **$8** |
| 1 BR | 39.4 therms/yr × $2.6984/therm ÷ 12 = $8.86 | **$9** |
| 2 BR | 57 therms/yr × $2.6984/therm ÷ 12 = $12.82 | **$13** |
| 3 BR | 74.6 therms/yr × $2.6984/therm ÷ 12 = $16.78 | **$17** |
| 4 BR | 92.2 therms/yr × $2.6984/therm ÷ 12 = $20.73 | **$21** |
| 5 BR | 109.8 therms/yr × $2.6984/therm ÷ 12 = $24.69 | **$25** |

### Cooking - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 36.6 gal/yr × $3.413/gal ÷ 12 = $10.41 | **$10** |
| 1 BR | 43.1 gal/yr × $3.413/gal ÷ 12 = $12.26 | **$12** |
| 2 BR | 62.3 gal/yr × $3.413/gal ÷ 12 = $17.72 | **$18** |
| 3 BR | 81.6 gal/yr × $3.413/gal ÷ 12 = $23.21 | **$23** |
| 4 BR | 100.8 gal/yr × $3.413/gal ÷ 12 = $28.67 | **$29** |
| 5 BR | 120.1 gal/yr × $3.413/gal ÷ 12 = $34.16 | **$34** |

### Cooking - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 490.4 kWh/yr × $0.21017/kWh ÷ 12 = $8.59 | **$9** |
| 1 BR | 577 kWh/yr × $0.21017/kWh ÷ 12 = $10.11 | **$10** |
| 2 BR | 835 kWh/yr × $0.21017/kWh ÷ 12 = $14.62 | **$15** |
| 3 BR | 1092.9 kWh/yr × $0.21017/kWh ÷ 12 = $19.14 | **$19** |
| 4 BR | 1350.9 kWh/yr × $0.21017/kWh ÷ 12 = $23.66 | **$24** |
| 5 BR | 1608.9 kWh/yr × $0.21017/kWh ÷ 12 = $28.18 | **$28** |

### Water Heating - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 102.5 therms/yr × $2.6984/therm ÷ 12 = $23.05 | **$23** |
| 1 BR | 120.6 therms/yr × $2.6984/therm ÷ 12 = $27.12 | **$27** |
| 2 BR | 174.2 therms/yr × $2.6984/therm ÷ 12 = $39.17 | **$39** |
| 3 BR | 227.9 therms/yr × $2.6984/therm ÷ 12 = $51.25 | **$51** |
| 4 BR | 281.5 therms/yr × $2.6984/therm ÷ 12 = $63.30 | **$63** |
| 5 BR | 335.1 therms/yr × $2.6984/therm ÷ 12 = $75.35 | **$75** |

### Water Heating - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 112.1 gal/yr × $3.413/gal ÷ 12 = $31.88 | **$32** |
| 1 BR | 131.9 gal/yr × $3.413/gal ÷ 12 = $37.51 | **$38** |
| 2 BR | 190.5 gal/yr × $3.413/gal ÷ 12 = $54.18 | **$54** |
| 3 BR | 249.2 gal/yr × $3.413/gal ÷ 12 = $70.88 | **$71** |
| 4 BR | 307.8 gal/yr × $3.413/gal ÷ 12 = $87.54 | **$88** |
| 5 BR | 366.5 gal/yr × $3.413/gal ÷ 12 = $104.24 | **$104** |

### Water Heating - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 1604 kWh/yr × $0.21017/kWh ÷ 12 = $28.09 | **$28** |
| 1 BR | 1887 kWh/yr × $0.21017/kWh ÷ 12 = $33.05 | **$33** |
| 2 BR | 2408.4 kWh/yr × $0.21017/kWh ÷ 12 = $42.18 | **$42** |
| 3 BR | 2929.7 kWh/yr × $0.21017/kWh ÷ 12 = $51.31 | **$51** |
| 4 BR | 3451 kWh/yr × $0.21017/kWh ÷ 12 = $60.44 | **$60** |
| 5 BR | 3972.3 kWh/yr × $0.21017/kWh ÷ 12 = $69.57 | **$70** |

### Water Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 87.9 gal/yr × $4.121/gal ÷ 12 = $30.19 | **$30** |
| 1 BR | 103.4 gal/yr × $4.121/gal ÷ 12 = $35.51 | **$36** |
| 2 BR | 149.3 gal/yr × $4.121/gal ÷ 12 = $51.27 | **$51** |
| 3 BR | 195.3 gal/yr × $4.121/gal ÷ 12 = $67.07 | **$67** |
| 4 BR | 241.3 gal/yr × $4.121/gal ÷ 12 = $82.87 | **$83** |
| 5 BR | 287.3 gal/yr × $4.121/gal ÷ 12 = $98.66 | **$99** |

### Other Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 2341.6 kWh/yr × $0.21017/kWh ÷ 12 = $41.01 + $20.00 | **$61** |
| 1 BR | 2754.9 kWh/yr × $0.21017/kWh ÷ 12 = $48.25 + $20.00 | **$68** |
| 2 BR | 3832.8 kWh/yr × $0.21017/kWh ÷ 12 = $67.13 + $20.00 | **$87** |
| 3 BR | 4910.8 kWh/yr × $0.21017/kWh ÷ 12 = $86.01 + $20.00 | **$106** |
| 4 BR | 5988.8 kWh/yr × $0.21017/kWh ÷ 12 = $104.89 + $20.00 | **$125** |
| 5 BR | 7066.7 kWh/yr × $0.21017/kWh ÷ 12 = $123.77 + $20.00 | **$144** |

### Air Conditioning

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 313.8 kWh/yr × $0.21017/kWh ÷ 12 = $5.50 | **$5** |
| 1 BR | 369.2 kWh/yr × $0.21017/kWh ÷ 12 = $6.47 | **$6** |
| 2 BR | 631.7 kWh/yr × $0.21017/kWh ÷ 12 = $11.06 | **$11** |
| 3 BR | 894.1 kWh/yr × $0.21017/kWh ÷ 12 = $15.66 | **$16** |
| 4 BR | 1156.6 kWh/yr × $0.21017/kWh ÷ 12 = $20.26 | **$20** |
| 5 BR | 1419 kWh/yr × $0.21017/kWh ÷ 12 = $24.85 | **$25** |

### Water

$10.85/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 56.3 100cf/yr × $10.85/100cf ÷ 12 = $50.90 | **$51** |
| 1 BR | 62.6 100cf/yr × $10.85/100cf ÷ 12 = $56.60 | **$57** |
| 2 BR | 104.3 100cf/yr × $10.85/100cf ÷ 12 = $94.30 | **$94** |
| 3 BR | 166.9 100cf/yr × $10.85/100cf ÷ 12 = $150.91 | **$151** |
| 4 BR | 229.5 100cf/yr × $10.85/100cf ÷ 12 = $207.51 | **$208** |
| 5 BR | 292.1 100cf/yr × $10.85/100cf ÷ 12 = $264.11 | **$264** |

### Sewer

$15.03/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 56.3 100cf/yr × $15.03/100cf ÷ 12 = $70.52 | **$71** |
| 1 BR | 62.6 100cf/yr × $15.03/100cf ÷ 12 = $78.41 | **$78** |
| 2 BR | 104.3 100cf/yr × $15.03/100cf ÷ 12 = $130.64 | **$131** |
| 3 BR | 166.9 100cf/yr × $15.03/100cf ÷ 12 = $209.04 | **$209** |
| 4 BR | 229.5 100cf/yr × $15.03/100cf ÷ 12 = $287.45 | **$287** |
| 5 BR | 292.1 100cf/yr × $15.03/100cf ÷ 12 = $365.86 | **$366** |

## Low-Rise Apt (2-4 unit Walk-up)

### Heating - Natural Gas

$1.8859/therm + $12.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 525.8 therms/yr × $1.8859/therm ÷ 12 = $82.63 + $12.00 | **$95** |
| 1 BR | 618.6 therms/yr × $1.8859/therm ÷ 12 = $97.22 + $12.00 | **$109** |
| 2 BR | 665.5 therms/yr × $1.8859/therm ÷ 12 = $104.59 + $12.00 | **$117** |
| 3 BR | 712.4 therms/yr × $1.8859/therm ÷ 12 = $111.96 + $12.00 | **$124** |
| 4 BR | 759.3 therms/yr × $1.8859/therm ÷ 12 = $119.33 + $12.00 | **$131** |
| 5 BR | 806.2 therms/yr × $1.8859/therm ÷ 12 = $126.70 + $12.00 | **$139** |

### Heating - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 574.9 gal/yr × $3.413/gal ÷ 12 = $163.51 | **$164** |
| 1 BR | 676.4 gal/yr × $3.413/gal ÷ 12 = $192.38 | **$192** |
| 2 BR | 727.7 gal/yr × $3.413/gal ÷ 12 = $206.97 | **$207** |
| 3 BR | 778.9 gal/yr × $3.413/gal ÷ 12 = $221.53 | **$222** |
| 4 BR | 830.2 gal/yr × $3.413/gal ÷ 12 = $236.12 | **$236** |
| 5 BR | 881.5 gal/yr × $3.413/gal ÷ 12 = $250.71 | **$251** |

### Heating - Electric Resistance

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 3035.3 kWh/yr × $0.21017/kWh ÷ 12 = $53.16 | **$53** |
| 1 BR | 3571 kWh/yr × $0.21017/kWh ÷ 12 = $62.54 | **$63** |
| 2 BR | 4651.8 kWh/yr × $0.21017/kWh ÷ 12 = $81.47 | **$81** |
| 3 BR | 5732.6 kWh/yr × $0.21017/kWh ÷ 12 = $100.40 | **$100** |
| 4 BR | 6813.4 kWh/yr × $0.21017/kWh ÷ 12 = $119.33 | **$119** |
| 5 BR | 7894.3 kWh/yr × $0.21017/kWh ÷ 12 = $138.26 | **$138** |

### Heating - Electric Heat Pump

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 2386 kWh/yr × $0.21017/kWh ÷ 12 = $41.79 | **$42** |
| 1 BR | 2807 kWh/yr × $0.21017/kWh ÷ 12 = $49.16 | **$49** |
| 2 BR | 3331 kWh/yr × $0.21017/kWh ÷ 12 = $58.34 | **$58** |
| 3 BR | 3742.7 kWh/yr × $0.21017/kWh ÷ 12 = $65.55 | **$66** |
| 4 BR | 4154.4 kWh/yr × $0.21017/kWh ÷ 12 = $72.76 | **$73** |
| 5 BR | 4566.1 kWh/yr × $0.21017/kWh ÷ 12 = $79.97 | **$80** |

### Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 450.7 gal/yr × $4.121/gal ÷ 12 = $154.78 | **$155** |
| 1 BR | 530.2 gal/yr × $4.121/gal ÷ 12 = $182.08 | **$182** |
| 2 BR | 570.4 gal/yr × $4.121/gal ÷ 12 = $195.88 | **$196** |
| 3 BR | 610.6 gal/yr × $4.121/gal ÷ 12 = $209.69 | **$210** |
| 4 BR | 650.8 gal/yr × $4.121/gal ÷ 12 = $223.50 | **$223** |
| 5 BR | 691 gal/yr × $4.121/gal ÷ 12 = $237.30 | **$237** |

### Cooking - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 33.5 therms/yr × $2.6984/therm ÷ 12 = $7.53 | **$8** |
| 1 BR | 39.4 therms/yr × $2.6984/therm ÷ 12 = $8.86 | **$9** |
| 2 BR | 57 therms/yr × $2.6984/therm ÷ 12 = $12.82 | **$13** |
| 3 BR | 74.6 therms/yr × $2.6984/therm ÷ 12 = $16.78 | **$17** |
| 4 BR | 92.2 therms/yr × $2.6984/therm ÷ 12 = $20.73 | **$21** |
| 5 BR | 109.8 therms/yr × $2.6984/therm ÷ 12 = $24.69 | **$25** |

### Cooking - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 36.6 gal/yr × $3.413/gal ÷ 12 = $10.41 | **$10** |
| 1 BR | 43.1 gal/yr × $3.413/gal ÷ 12 = $12.26 | **$12** |
| 2 BR | 62.3 gal/yr × $3.413/gal ÷ 12 = $17.72 | **$18** |
| 3 BR | 81.6 gal/yr × $3.413/gal ÷ 12 = $23.21 | **$23** |
| 4 BR | 100.8 gal/yr × $3.413/gal ÷ 12 = $28.67 | **$29** |
| 5 BR | 120.1 gal/yr × $3.413/gal ÷ 12 = $34.16 | **$34** |

### Cooking - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 490.4 kWh/yr × $0.21017/kWh ÷ 12 = $8.59 | **$9** |
| 1 BR | 577 kWh/yr × $0.21017/kWh ÷ 12 = $10.11 | **$10** |
| 2 BR | 835 kWh/yr × $0.21017/kWh ÷ 12 = $14.62 | **$15** |
| 3 BR | 1092.9 kWh/yr × $0.21017/kWh ÷ 12 = $19.14 | **$19** |
| 4 BR | 1350.9 kWh/yr × $0.21017/kWh ÷ 12 = $23.66 | **$24** |
| 5 BR | 1608.9 kWh/yr × $0.21017/kWh ÷ 12 = $28.18 | **$28** |

### Water Heating - Natural Gas

$2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates)

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 102.5 therms/yr × $2.6984/therm ÷ 12 = $23.05 | **$23** |
| 1 BR | 120.6 therms/yr × $2.6984/therm ÷ 12 = $27.12 | **$27** |
| 2 BR | 174.2 therms/yr × $2.6984/therm ÷ 12 = $39.17 | **$39** |
| 3 BR | 227.9 therms/yr × $2.6984/therm ÷ 12 = $51.25 | **$51** |
| 4 BR | 281.5 therms/yr × $2.6984/therm ÷ 12 = $63.30 | **$63** |
| 5 BR | 335.1 therms/yr × $2.6984/therm ÷ 12 = $75.35 | **$75** |

### Water Heating - Bottle Gas

$3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 112.1 gal/yr × $3.413/gal ÷ 12 = $31.88 | **$32** |
| 1 BR | 131.9 gal/yr × $3.413/gal ÷ 12 = $37.51 | **$38** |
| 2 BR | 190.5 gal/yr × $3.413/gal ÷ 12 = $54.18 | **$54** |
| 3 BR | 249.2 gal/yr × $3.413/gal ÷ 12 = $70.88 | **$71** |
| 4 BR | 307.8 gal/yr × $3.413/gal ÷ 12 = $87.54 | **$88** |
| 5 BR | 366.5 gal/yr × $3.413/gal ÷ 12 = $104.24 | **$104** |

### Water Heating - Electric

$0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 1604 kWh/yr × $0.21017/kWh ÷ 12 = $28.09 | **$28** |
| 1 BR | 1887 kWh/yr × $0.21017/kWh ÷ 12 = $33.05 | **$33** |
| 2 BR | 2408.4 kWh/yr × $0.21017/kWh ÷ 12 = $42.18 | **$42** |
| 3 BR | 2929.7 kWh/yr × $0.21017/kWh ÷ 12 = $51.31 | **$51** |
| 4 BR | 3451 kWh/yr × $0.21017/kWh ÷ 12 = $60.44 | **$60** |
| 5 BR | 3972.3 kWh/yr × $0.21017/kWh ÷ 12 = $69.57 | **$70** |

### Water Heating - Fuel Oil

$4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week.

| Bedroom | Annual consumption × rate ÷ 12 | = Monthly |
|---|---|---|
| 0 BR | 87.9 gal/yr × $4.121/gal ÷ 12 = $30.19 | **$30** |
| 1 BR | 103.4 gal/yr × $4.121/gal ÷ 12 = $35.51 | **$36** |
| 2 BR | 149.3 gal/yr × $4.121/gal ÷ 12 = $51.27 | **$51** |
| 3 BR | 195.3 gal/yr × $4.121/gal ÷ 12 = $67.07 | **$67** |
| 4 BR | 241.3 gal/yr × $4.121/gal ÷ 12 = $82.87 | **$83** |
| 5 BR | 287.3 gal/yr × $4.121/gal ÷ 12 = $98.66 | **$99** |

| Other Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2260 kWh/yr × $0.21017/kWh ÷ 12 = $39.58 + $20.00 | **$60** |
| 1 BR | 2658.8 kWh/yr × $0.21017/kWh ÷ 12 = $46.57 + $20.00 | **$67** |
| 2 BR | 3699.1 kWh/yr × $0.21017/kWh ÷ 12 = $64.79 + $20.00 | **$85** |
| 3 BR | 4739.5 kWh/yr × $0.21017/kWh ÷ 12 = $83.01 + $20.00 | **$103** |
| 4 BR | 5779.8 kWh/yr × $0.21017/kWh ÷ 12 = $101.23 + $20.00 | **$121** |
| 5 BR | 6820.2 kWh/yr × $0.21017/kWh ÷ 12 = $119.45 + $20.00 | **$139** |

| Air Conditioning | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 349.8 kWh/yr × $0.21017/kWh ÷ 12 = $6.13 | **$6** |
| 1 BR | 411.5 kWh/yr × $0.21017/kWh ÷ 12 = $7.21 | **$7** |
| 2 BR | 576.9 kWh/yr × $0.21017/kWh ÷ 12 = $10.10 | **$10** |
| 3 BR | 742.4 kWh/yr × $0.21017/kWh ÷ 12 = $13.00 | **$13** |
| 4 BR | 907.8 kWh/yr × $0.21017/kWh ÷ 12 = $15.90 | **$16** |
| 5 BR | 1073.2 kWh/yr × $0.21017/kWh ÷ 12 = $18.80 | **$19** |

| Water | $10.85/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $10.85/100cf ÷ 12 = $50.90 | **$51** |
| 1 BR | 62.6 100cf/yr × $10.85/100cf ÷ 12 = $56.60 | **$57** |
| 2 BR | 104.3 100cf/yr × $10.85/100cf ÷ 12 = $94.30 | **$94** |
| 3 BR | 166.9 100cf/yr × $10.85/100cf ÷ 12 = $150.91 | **$151** |
| 4 BR | 229.5 100cf/yr × $10.85/100cf ÷ 12 = $207.51 | **$208** |
| 5 BR | 292.1 100cf/yr × $10.85/100cf ÷ 12 = $264.11 | **$264** |

| Sewer | $15.03/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $15.03/100cf ÷ 12 = $70.52 | **$71** |
| 1 BR | 62.6 100cf/yr × $15.03/100cf ÷ 12 = $78.41 | **$78** |
| 2 BR | 104.3 100cf/yr × $15.03/100cf ÷ 12 = $130.64 | **$131** |
| 3 BR | 166.9 100cf/yr × $15.03/100cf ÷ 12 = $209.04 | **$209** |
| 4 BR | 229.5 100cf/yr × $15.03/100cf ÷ 12 = $287.45 | **$287** |
| 5 BR | 292.1 100cf/yr × $15.03/100cf ÷ 12 = $365.86 | **$366** |

## High-Rise Apt (5+ unit Bldg)

| Heating - Natural Gas | $1.8859/therm + $12.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-3B: delivery $0.4966 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 301.4 therms/yr × $1.8859/therm ÷ 12 = $47.37 + $12.00 | **$59** |
| 1 BR | 354.5 therms/yr × $1.8859/therm ÷ 12 = $55.71 + $12.00 | **$68** |
| 2 BR | 413.5 therms/yr × $1.8859/therm ÷ 12 = $64.98 + $12.00 | **$77** |
| 3 BR | 472.5 therms/yr × $1.8859/therm ÷ 12 = $74.26 + $12.00 | **$86** |
| 4 BR | 531.5 therms/yr × $1.8859/therm ÷ 12 = $83.53 + $12.00 | **$96** |
| 5 BR | 590.5 therms/yr × $1.8859/therm ÷ 12 = $92.80 + $12.00 | **$105** |

| Heating - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 329.5 gal/yr × $3.413/gal ÷ 12 = $93.72 | **$94** |
| 1 BR | 387.7 gal/yr × $3.413/gal ÷ 12 = $110.27 | **$110** |
| 2 BR | 452.2 gal/yr × $3.413/gal ÷ 12 = $128.61 | **$129** |
| 3 BR | 516.7 gal/yr × $3.413/gal ÷ 12 = $146.96 | **$147** |
| 4 BR | 581.2 gal/yr × $3.413/gal ÷ 12 = $165.30 | **$165** |
| 5 BR | 645.7 gal/yr × $3.413/gal ÷ 12 = $183.65 | **$184** |

| Heating - Electric Resistance | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 2099.8 kWh/yr × $0.21017/kWh ÷ 12 = $36.78 | **$37** |
| 1 BR | 2470.3 kWh/yr × $0.21017/kWh ÷ 12 = $43.27 | **$43** |
| 2 BR | 3349.1 kWh/yr × $0.21017/kWh ÷ 12 = $58.66 | **$59** |
| 3 BR | 4227.8 kWh/yr × $0.21017/kWh ÷ 12 = $74.05 | **$74** |
| 4 BR | 5106.6 kWh/yr × $0.21017/kWh ÷ 12 = $89.44 | **$89** |
| 5 BR | 5985.3 kWh/yr × $0.21017/kWh ÷ 12 = $104.83 | **$105** |

| Heating - Electric Heat Pump | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 1855.8 kWh/yr × $0.21017/kWh ÷ 12 = $32.50 | **$33** |
| 1 BR | 2183.2 kWh/yr × $0.21017/kWh ÷ 12 = $38.24 | **$38** |
| 2 BR | 2590.8 kWh/yr × $0.21017/kWh ÷ 12 = $45.38 | **$45** |
| 3 BR | 2911 kWh/yr × $0.21017/kWh ÷ 12 = $50.98 | **$51** |
| 4 BR | 3231.2 kWh/yr × $0.21017/kWh ÷ 12 = $56.59 | **$57** |
| 5 BR | 3551.4 kWh/yr × $0.21017/kWh ÷ 12 = $62.20 | **$62** |

| Heating - Fuel Oil | $4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 258.3 gal/yr × $4.121/gal ÷ 12 = $88.70 | **$89** |
| 1 BR | 303.9 gal/yr × $4.121/gal ÷ 12 = $104.36 | **$104** |
| 2 BR | 354.5 gal/yr × $4.121/gal ÷ 12 = $121.74 | **$122** |
| 3 BR | 405 gal/yr × $4.121/gal ÷ 12 = $139.08 | **$139** |
| 4 BR | 455.6 gal/yr × $4.121/gal ÷ 12 = $156.46 | **$156** |
| 5 BR | 506.2 gal/yr × $4.121/gal ÷ 12 = $173.84 | **$174** |

| Cooking - Natural Gas | $2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 33.5 therms/yr × $2.6984/therm ÷ 12 = $7.53 | **$8** |
| 1 BR | 39.4 therms/yr × $2.6984/therm ÷ 12 = $8.86 | **$9** |
| 2 BR | 57 therms/yr × $2.6984/therm ÷ 12 = $12.82 | **$13** |
| 3 BR | 74.6 therms/yr × $2.6984/therm ÷ 12 = $16.78 | **$17** |
| 4 BR | 92.2 therms/yr × $2.6984/therm ÷ 12 = $20.73 | **$21** |
| 5 BR | 109.8 therms/yr × $2.6984/therm ÷ 12 = $24.69 | **$25** |

| Cooking - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 36.6 gal/yr × $3.413/gal ÷ 12 = $10.41 | **$10** |
| 1 BR | 43.1 gal/yr × $3.413/gal ÷ 12 = $12.26 | **$12** |
| 2 BR | 62.3 gal/yr × $3.413/gal ÷ 12 = $17.72 | **$18** |
| 3 BR | 81.6 gal/yr × $3.413/gal ÷ 12 = $23.21 | **$23** |
| 4 BR | 100.8 gal/yr × $3.413/gal ÷ 12 = $28.67 | **$29** |
| 5 BR | 120.1 gal/yr × $3.413/gal ÷ 12 = $34.16 | **$34** |

| Cooking - Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 490.4 kWh/yr × $0.21017/kWh ÷ 12 = $8.59 | **$9** |
| 1 BR | 577 kWh/yr × $0.21017/kWh ÷ 12 = $10.11 | **$10** |
| 2 BR | 835 kWh/yr × $0.21017/kWh ÷ 12 = $14.62 | **$15** |
| 3 BR | 1092.9 kWh/yr × $0.21017/kWh ÷ 12 = $19.14 | **$19** |
| 4 BR | 1350.9 kWh/yr × $0.21017/kWh ÷ 12 = $23.66 | **$24** |
| 5 BR | 1608.9 kWh/yr × $0.21017/kWh ÷ 12 = $28.18 | **$28** |

| Water Heating - Natural Gas | $2.6984/therm + $10.00/mo fixed · eff June 1, 2026 · Boston Gas/ National Grid R-1: delivery $1.3091 + Boston LDAF $1.0016 (Service Rates tariff) + Gas Adjustment Factor $0.3877 (eff 6/1/2026, MA Gas Rate Summary supply rates) | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 102.5 therms/yr × $2.6984/therm ÷ 12 = $23.05 | **$23** |
| 1 BR | 120.6 therms/yr × $2.6984/therm ÷ 12 = $27.12 | **$27** |
| 2 BR | 174.2 therms/yr × $2.6984/therm ÷ 12 = $39.17 | **$39** |
| 3 BR | 227.9 therms/yr × $2.6984/therm ÷ 12 = $51.25 | **$51** |
| 4 BR | 281.5 therms/yr × $2.6984/therm ÷ 12 = $63.30 | **$63** |
| 5 BR | 335.1 therms/yr × $2.6984/therm ÷ 12 = $75.35 | **$75** |

| Water Heating - Bottle Gas | $3.413/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts Propane Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 112.1 gal/yr × $3.413/gal ÷ 12 = $31.88 | **$32** |
| 1 BR | 131.9 gal/yr × $3.413/gal ÷ 12 = $37.51 | **$38** |
| 2 BR | 190.5 gal/yr × $3.413/gal ÷ 12 = $54.18 | **$54** |
| 3 BR | 249.2 gal/yr × $3.413/gal ÷ 12 = $70.88 | **$71** |
| 4 BR | 307.8 gal/yr × $3.413/gal ÷ 12 = $87.54 | **$88** |
| 5 BR | 366.5 gal/yr × $3.413/gal ÷ 12 = $104.24 | **$104** |

| Water Heating - Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 1604 kWh/yr × $0.21017/kWh ÷ 12 = $28.09 | **$28** |
| 1 BR | 1887 kWh/yr × $0.21017/kWh ÷ 12 = $33.05 | **$33** |
| 2 BR | 2408.4 kWh/yr × $0.21017/kWh ÷ 12 = $42.18 | **$42** |
| 3 BR | 2929.7 kWh/yr × $0.21017/kWh ÷ 12 = $51.31 | **$51** |
| 4 BR | 3451 kWh/yr × $0.21017/kWh ÷ 12 = $60.44 | **$60** |
| 5 BR | 3972.3 kWh/yr × $0.21017/kWh ÷ 12 = $69.57 | **$70** |

| Water Heating - Fuel Oil | $4.121/gal · 2025-26 season average · U.S. EIA, Weekly Massachusetts No. 2 Heating Oil Residential Price: 2025-26 heating-season average (26 weeks, Oct 6 2025 - Mar 30 2026). Season average used as the standing convention for seasonal fuels to reflect typical cost rather than any single week. | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 87.9 gal/yr × $4.121/gal ÷ 12 = $30.19 | **$30** |
| 1 BR | 103.4 gal/yr × $4.121/gal ÷ 12 = $35.51 | **$36** |
| 2 BR | 149.3 gal/yr × $4.121/gal ÷ 12 = $51.27 | **$51** |
| 3 BR | 195.3 gal/yr × $4.121/gal ÷ 12 = $67.07 | **$67** |
| 4 BR | 241.3 gal/yr × $4.121/gal ÷ 12 = $82.87 | **$83** |
| 5 BR | 287.3 gal/yr × $4.121/gal ÷ 12 = $98.66 | **$99** |

| Other Electric | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 1851.5 kWh/yr × $0.21017/kWh ÷ 12 = $32.43 + $20.00 | **$52** |
| 1 BR | 2178.3 kWh/yr × $0.21017/kWh ÷ 12 = $38.15 + $20.00 | **$58** |
| 2 BR | 3030.6 kWh/yr × $0.21017/kWh ÷ 12 = $53.08 + $20.00 | **$73** |
| 3 BR | 3883 kWh/yr × $0.21017/kWh ÷ 12 = $68.01 + $20.00 | **$88** |
| 4 BR | 4735.3 kWh/yr × $0.21017/kWh ÷ 12 = $82.93 + $20.00 | **$103** |
| 5 BR | 5587.6 kWh/yr × $0.21017/kWh ÷ 12 = $97.86 + $20.00 | **$118** |

| Air Conditioning | $0.21017/kWh + $20.00/mo fixed · eff April 1, 2026 · Concord Municipal Light Plant, Rate OPT OUT Residential Service, Mass DPU No. 502 (eff 4/1/2026): first-tier Capacity & Transmission 0.04969 + Distribution 0.08145 + Energy 0.07903 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 317.7 kWh/yr × $0.21017/kWh ÷ 12 = $5.56 | **$6** |
| 1 BR | 373.7 kWh/yr × $0.21017/kWh ÷ 12 = $6.55 | **$7** |
| 2 BR | 518.1 kWh/yr × $0.21017/kWh ÷ 12 = $9.07 | **$9** |
| 3 BR | 662.5 kWh/yr × $0.21017/kWh ÷ 12 = $11.60 | **$12** |
| 4 BR | 806.8 kWh/yr × $0.21017/kWh ÷ 12 = $14.13 | **$14** |
| 5 BR | 951.2 kWh/yr × $0.21017/kWh ÷ 12 = $16.66 | **$17** |

| Water | $10.85/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, W-1 Single Unit Residential Step 1 base charge $0.1085/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $10.85/100cf ÷ 12 = $50.90 | **$51** |
| 1 BR | 62.6 100cf/yr × $10.85/100cf ÷ 12 = $56.60 | **$57** |
| 2 BR | 104.3 100cf/yr × $10.85/100cf ÷ 12 = $94.30 | **$94** |
| 3 BR | 166.9 100cf/yr × $10.85/100cf ÷ 12 = $150.91 | **$151** |
| 4 BR | 229.5 100cf/yr × $10.85/100cf ÷ 12 = $207.51 | **$208** |
| 5 BR | 292.1 100cf/yr × $10.85/100cf ÷ 12 = $264.11 | **$264** |

| Sewer | $15.03/100cf · eff July 1, 2026 · Concord Public Works FY27 Water & Sewer Rate Schedule, S-1 Residential Sewer $0.1503/cu ft, effective 7/1/2026 | |
|---|---|---|
| **Bedroom** | **Annual consumption × rate ÷ 12** | **= Monthly** |
| 0 BR | 56.3 100cf/yr × $15.03/100cf ÷ 12 = $70.52 | **$71** |
| 1 BR | 62.6 100cf/yr × $15.03/100cf ÷ 12 = $78.41 | **$78** |
| 2 BR | 104.3 100cf/yr × $15.03/100cf ÷ 12 = $130.64 | **$131** |
| 3 BR | 166.9 100cf/yr × $15.03/100cf ÷ 12 = $209.04 | **$209** |
| 4 BR | 229.5 100cf/yr × $15.03/100cf ÷ 12 = $287.45 | **$287** |
| 5 BR | 292.1 100cf/yr × $15.03/100cf ÷ 12 = $365.86 | **$366** |