HousingAI

Allowance for Tenant-Furnished Utilities and Other Services

UTILITY ALLOWANCE SCHEDULE

LOCALITY	PROVIDER	PHA CODE	CLIMATE	EFFECTIVE
Waltham Housing Authority	Eversource / National Grid / City of Waltham (MWRA)	MA013	6139 AHDD	November 1, 2026

Unit Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Manufactured Home (Mobile Home) (computed — no prior schedule for this unit type)						
Heating - Natural Gas	69	79	91	102	113	124
Heating - Bottle Gas	113	133	155	178	200	222
Heating - Electric Resistance	153	180	186	192	197	203
Heating - Electric Heat Pump	115	135	165	192	219	248
Heating - Fuel Oil	107	126	147	168	189	210
Cooking - Natural Gas	8	9	13	17	21	25
Cooking - Bottle Gas	10	12	18	23	29	34
Cooking - Electric	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	91	105	143	180	217	254
Air Conditioning	9	11	18	25	33	40
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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 †	78	90	103	116	129	141
Heating - Bottle Gas †	139	152	177	202	227	253
Heating - Electric Resistance †	91	107	124	141	158	175
Heating - Electric Heat Pump †	46	54	64	72	80	88
Heating - Fuel Oil †	115	135	158	180	203	225
Cooking - Natural Gas †	5	6	9	12	14	17
Cooking - Bottle Gas †	10	12	17	22	28	33
Cooking - Electric †	9	10	15	19	24	28
Water Heating - Natural Gas †	16	19	27	35	43	52
Water Heating - Bottle Gas †	31	36	52	69	85	101
Water Heating - Electric †	28	33	42	51	60	69
Water Heating - Fuel Oil †	28	32	47	61	76	90
Other Electric †	47	56	78	100	121	143
Air Conditioning †	4	5	11	18	24	30
Water †	14	16	29	50	72	93
Sewer †	26	28	51	91	131	171
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 †	71	81	92	103	113	124
Heating - Bottle Gas †	115	135	156	177	198	219
Heating - Electric Resistance †	58	68	87	105	124	143
Heating - Electric Heat Pump †	39	46	55	61	68	75
Heating - Fuel Oil †	103	121	139	158	177	195
Cooking - Natural Gas †	5	6	9	12	14	17
Cooking - Bottle Gas †	10	12	17	22	28	33
Cooking - Electric †	9	10	15	19	24	28
Water Heating - Natural Gas †	16	19	27	35	43	52
Water Heating - Bottle Gas †	31	36	52	69	85	101
Water Heating - Electric †	28	33	42	51	60	69
Water Heating - Fuel Oil †	28	32	47	61	76	90
Other Electric †	41	48	67	85	104	123
Air Conditioning †	5	5	11	16	20	25
Water †	14	16	29	50	72	93
Sewer †	26	28	51	91	131	171
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 †	93	107	114	121	128	136
Heating - Bottle Gas †	157	185	199	213	227	241
Heating - Electric Resistance †	58	68	87	105	124	143

Unit Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating - Electric Heat Pump †	41	49	58	65	72	79
Heating - Fuel Oil †	140	165	178	190	203	215
Cooking - Natural Gas †	5	6	9	12	14	17
Cooking - Bottle Gas †	10	12	17	22	28	33
Cooking - Electric †	9	10	15	19	24	28
Water Heating - Natural Gas †	16	19	27	35	43	52
Water Heating - Bottle Gas †	31	36	52	69	85	101
Water Heating - Electric †	28	33	42	51	60	69
Water Heating - Fuel Oil †	28	32	47	61	76	90
Other Electric †	39	46	64	83	101	119
Air Conditioning †	6	7	10	13	16	19
Water †	14	16	29	50	72	93
Sewer †	26	28	51	91	131	171
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 †	58	66	75	85	94	103
Heating - Bottle Gas †	90	106	124	142	159	177
Heating - Electric Resistance †	42	49	64	79	94	110
Heating - Electric Heat Pump †	32	38	45	51	56	62
Heating - Fuel Oil †	81	95	111	126	142	158
Cooking - Natural Gas †	5	6	9	12	14	17
Cooking - Bottle Gas †	10	12	17	22	28	33
Cooking - Electric †	9	10	15	19	24	28
Water Heating - Natural Gas †	13	15	21	28	35	41
Water Heating - Bottle Gas †	25	29	42	55	68	81
Water Heating - Electric †	22	26	34	41	48	55
Water Heating - Fuel Oil †	22	26	37	49	60	72
Other Electric †	32	38	53	68	83	97
Air Conditioning †	6	7	9	12	14	17
Water †	14	16	29	50	72	93
Sewer †	26	28	51	91	131	171
Trash Collection	—	—	—	—	—	—
Range/Microwave	4	4	4	4	4	4
Refrigerator	4	4	4	4	4	4
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), per HUSM's single-allocation method. Every rate is sourced to its primary filing; see Rate Sources (p. 2) and Calculation Detail (pp. 3+) 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; unit types labeled "computed" had no prior schedule. Full test: Annual Review page. Generated September 3, 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)
Waltham Housing Authority — MA013	**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	69	79	91	102	113	124
	Bottled Gas	113	133	155	178	200	222
	Electric	153	180	186	192	197	203
	Electric – Heat Pump	115	135	165	192	219	248
	Fuel Oil	107	126	147	168	189	210
	Other						
Cooking	Natural Gas	8	9	13	17	21	25
	Bottled Gas	10	12	18	23	29	34
	Electric	15	17	25	33	40	48
	Other						
Other Electric		91	105	143	180	217	254
Air Conditioning		9	11	18	25	33	40
Water Heating	Natural Gas	23	27	39	51	63	75
	Bottled Gas	32	37	54	71	87	104
	Electric	48	56	72	87	103	118
	Electric – Heat Pump						
	Fuel Oil	30	35	51	67	83	99
Water		14	16	27	43	59	75
Sewer		26	28	47	76	104	133
Trash Collection							
Other – specify							
Range/Microwave		4	4	4	4	4	4
Refrigerator		4	4	4	4	4	4

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)
Waltham Housing Authority — MA013	**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	78	90	103	116	129	141
	Bottled Gas	139	152	177	202	227	253
	Electric	91	107	124	141	158	175
	Electric – Heat Pump	46	54	64	72	80	88
	Fuel Oil	115	135	158	180	203	225
	Other						
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		47	56	78	100	121	143
Air Conditioning		4	5	11	18	24	30
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Electric – Heat Pump						
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Other – specify							
Range/Microwave		4	4	4	4	4	4
Refrigerator		4	4	4	4	4	4

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.

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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)
Waltham Housing Authority — MA013	**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	71	81	92	103	113	124
	Bottled Gas	115	135	156	177	198	219
	Electric	58	68	87	105	124	143
	Electric – Heat Pump	39	46	55	61	68	75
	Fuel Oil	103	121	139	158	177	195
	Other						
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		41	48	67	85	104	123
Air Conditioning		5	5	11	16	20	25
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Electric – Heat Pump						
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Other – specify							
Range/Microwave		4	4	4	4	4	4
Refrigerator		4	4	4	4	4	4

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.

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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)
Waltham Housing Authority — MA013	**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	93	107	114	121	128	136
	Bottled Gas	157	185	199	213	227	241
	Electric	58	68	87	105	124	143
	Electric – Heat Pump	41	49	58	65	72	79
	Fuel Oil	140	165	178	190	203	215
	Other						
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		39	46	64	83	101	119
Air Conditioning		6	7	10	13	16	19
Water Heating	Natural Gas	16	19	27	35	43	52
	Bottled Gas	31	36	52	69	85	101
	Electric	28	33	42	51	60	69
	Electric – Heat Pump						
	Fuel Oil	28	32	47	61	76	90
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Other – specify							
Range/Microwave		4	4	4	4	4	4
Refrigerator		4	4	4	4	4	4

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
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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)
Waltham Housing Authority — MA013	**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	58	66	75	85	94	103
	Bottled Gas	90	106	124	142	159	177
	Electric	42	49	64	79	94	110
	Electric – Heat Pump	32	38	45	51	56	62
	Fuel Oil	81	95	111	126	142	158
	Other						
Cooking	Natural Gas	5	6	9	12	14	17
	Bottled Gas	10	12	17	22	28	33
	Electric	9	10	15	19	24	28
	Other						
Other Electric		32	38	53	68	83	97
Air Conditioning		6	7	9	12	14	17
Water Heating	Natural Gas	13	15	21	28	35	41
	Bottled Gas	25	29	42	55	68	81
	Electric	22	26	34	41	48	55
	Electric – Heat Pump						
	Fuel Oil	22	26	37	49	60	72
Water		14	16	29	50	72	93
Sewer		26	28	51	91	131	171
Trash Collection							
Other – specify							
Range/Microwave		4	4	4	4	4	4
Refrigerator		4	4	4	4	4	4

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. _____

DATE (MM/DD/YYYY) _____

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	March 30, 2026	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. Link: https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=W_EPD2F_PRS_SMA_DPG&f=W
Sewer	$5.46/100cf	January 1, 2026	City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3 Link: https://www.city.waltham.ma.us/DocumentCenter/View/4471/Fy2026-Water-Rate-Chart
Water	$3.07/100cf	January 1, 2026	City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3) Link: https://www.city.waltham.ma.us/DocumentCenter/View/4471/Fy2026-Water-Rate-Chart
Bottle Gas (Propane)	$3.413/gal	March 30, 2026	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. Link: https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=W_EPLLPA_PRS_SMA_DPG&f=W
Electric	$0.35687/kWh + $10.00/mo fixed	August 1, 2026	Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027) Link: https://www.eversource.com/docs/default-source/rates-tariffs/ema-greater-boston-rates.pdf
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) Link: https://www.nationalgridus.com/media/pdfs/billing-payments/gas-rates/mag/mag-gas-adjustment-factors.pdf
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) Link: https://www.nationalgridus.com/media/pdfs/billing-payments/gas-rates/mag/mag-gas-adjustment-factors.pdf

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). ($598.25 avg price + 6.25% MA sales tax = $635.64) ÷ (12 yr × 12 mo) = $4.41, rounded to $4/mo Lowe's — Hotpoint RBS330DRWW 5.0 cu ft electric, $575.00: https://www.lowes.com/pd/Hotpoint-30-in-Free-Standing-Electric-Range/5005515201 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 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 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	National average of 4 retailers, priced 2026-08-11; average cost includes state sales tax (12-yr expected life per ENERGY STAR). ($594.00 avg price + 6.25% MA sales tax = $631.13) ÷ (12 yr × 12 mo) = $4.38, rounded to $4/mo 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 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 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 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 (6139 AHDD, 665 ACDD). 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: Waltham Housing Authority utility allowance schedule effective January 1, 2026, prepared by Northeastern Utility Consultants, LLC (December 2025); rate survey pages provided by the Authority. 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 Prior basis: Eversource R-2 Residential Assistance (42% discount class), Dec 2025 Current basis: Like-for-like R-2 equivalent: current R-1 all-in $0.35687/kWh × 0.58 (the 42% assistance discount applies to the total bill, so the class scales proportionally)	$0.2093/kWh	$0.207/kWh	-1.1%	No revision required
Natural Gas Prior basis: National Grid R-2/R-4 assistance rates under the November 2025 winter Gas Adjustment Factor No revision required at preparation: the prior rate reflects the November 2025 winter Gas Adjustment Factor (assistance class); the 2026-27 winter GAF publishes in late October, after preparation, so no like-for-like evidence of a 10% change exists. The category is retained and is re-tested at the January 1 annual review with the published winter rate.	$1.851/therm	$1.8859/therm	—	No revision required
Heating Oil Prior basis: Mass.gov state average cost, December 2025 survey	$3.76/gal	$4.121/gal	+9.6%	No revision required
Bottle Gas (Propane) Prior basis: Mass.gov state average cost, December 2025 survey	$3.32/gal	$3.413/gal	+2.8%	No revision required
Water Prior basis: City of Waltham first-tier residential rate (0-700 cf)	$3.07/100cf	$3.07/100cf	0%	No revision required
Sewer Prior basis: City of Waltham first-tier residential rate (0-700 cf)	$5.46/100cf	$5.46/100cf	0%	No revision required

Result: 6 categories may be kept unchanged; 0 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	69	79	91	102	113	124
Heating - Bottle Gas	113	133	155	178	200	222
Heating - Electric Resistance	153	180	186	192	197	203
Heating - Electric Heat Pump	115	135	165	192	219	248
Heating - Fuel Oil	107	126	147	168	189	210
Cooking - Natural Gas	8	9	13	17	21	25
Cooking - Bottle Gas	10	12	18	23	29	34
Cooking - Electric	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	91	105	143	180	217	254
Air Conditioning	9	11	18	25	33	40
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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	79	91	104	118	131	144
Heating - Bottle Gas	133	157	183	209	235	261
Heating - Electric Resistance	146	172	201	230	259	289
Heating - Electric Heat Pump	93	110	152	196	245	299
Heating - Fuel Oil	126	148	173	198	222	247
Cooking - Natural Gas	8	9	13	17	21	25
Cooking - Bottle Gas	10	12	18	23	29	34
Cooking - Electric	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	91	105	143	180	217	254
Air Conditioning	7	9	19	30	41	52
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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	104	115	126
Heating - Bottle Gas	119	140	161	183	205	226
Heating - Electric Resistance	90	106	138	170	201	233
Heating - Electric Heat Pump	61	71	110	153	201	256
Heating - Fuel Oil	112	132	153	173	194	214
Cooking - Natural Gas	8	9	13	17	21	25
Cooking - Bottle Gas	10	12	18	23	29	34
Cooking - Electric	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	80	92	124	156	188	220
Air Conditioning	9	11	19	27	34	42
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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	94	109	116	123	131	138
Heating - Bottle Gas	163	191	206	220	235	249
Heating - Electric Resistance	90	106	138	170	201	233
Heating - Electric Heat Pump	47	55	86	119	157	199
Heating - Fuel Oil	154	181	195	208	222	236

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	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	77	89	120	151	182	213
Air Conditioning	10	12	17	22	27	32
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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	67	77	86	95	104
Heating - Bottle Gas	93	110	128	146	164	183
Heating - Electric Resistance	62	73	99	125	151	177
Heating - Electric Heat Pump	40	47	75	106	142	183
Heating - Fuel Oil	88	104	121	138	156	173
Cooking - Natural Gas	8	9	13	17	21	25
Cooking - Bottle Gas	10	12	18	23	29	34
Cooking - Electric	15	17	25	33	40	48
Water Heating - Natural Gas	23	27	39	51	63	75
Water Heating - Bottle Gas	32	37	54	71	87	104
Water Heating - Electric	48	56	72	87	103	118
Water Heating - Fuel Oil	30	35	51	67	83	99
Other Electric	65	75	100	125	151	176
Air Conditioning	9	11	15	20	24	28
Water	14	16	27	43	59	75
Sewer	26	28	47	76	104	133
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. 2.

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	364.2 therms/yr × $1.8859/therm ÷ 12 = $57.24 + $12.00	**$69**
1 BR	428.5 therms/yr × $1.8859/therm ÷ 12 = $67.34 + $12.00	**$79**
2 BR	499.7 therms/yr × $1.8859/therm ÷ 12 = $78.53 + $12.00	**$91**
3 BR	570.8 therms/yr × $1.8859/therm ÷ 12 = $89.71 + $12.00	**$102**
4 BR	642 therms/yr × $1.8859/therm ÷ 12 = $100.90 + $12.00	**$113**
5 BR	713.2 therms/yr × $1.8859/therm ÷ 12 = $112.09 + $12.00	**$124**

Heating - Bottle Gas

$3.413/gal · eff March 30, 2026 · 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	398.2 gal/yr × $3.413/gal ÷ 12 = $113.25	**$113**
1 BR	468.5 gal/yr × $3.413/gal ÷ 12 = $133.25	**$133**
2 BR	546.4 gal/yr × $3.413/gal ÷ 12 = $155.41	**$155**
3 BR	624.2 gal/yr × $3.413/gal ÷ 12 = $177.53	**$178**
4 BR	702 gal/yr × $3.413/gal ÷ 12 = $199.66	**$200**
5 BR	779.8 gal/yr × $3.413/gal ÷ 12 = $221.79	**$222**

Heating - Electric Resistance

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	5147.6 kWh/yr × $0.35687/kWh ÷ 12 = $153.09	**$153**
1 BR	6056 kWh/yr × $0.35687/kWh ÷ 12 = $180.10	**$180**
2 BR	6248.5 kWh/yr × $0.35687/kWh ÷ 12 = $185.83	**$186**
3 BR	6440.9 kWh/yr × $0.35687/kWh ÷ 12 = $191.55	**$192**
4 BR	6633.4 kWh/yr × $0.35687/kWh ÷ 12 = $197.27	**$197**
5 BR	6825.9 kWh/yr × $0.35687/kWh ÷ 12 = $203.00	**$203**

Heating - Electric Heat Pump

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	3860.7 kWh/yr × $0.35687/kWh ÷ 12 = $114.81	**$115**
1 BR	4542 kWh/yr × $0.35687/kWh ÷ 12 = $135.08	**$135**
2 BR	5561.1 kWh/yr × $0.35687/kWh ÷ 12 = $165.38	**$165**
3 BR	6440.9 kWh/yr × $0.35687/kWh ÷ 12 = $191.55	**$192**
4 BR	7363.1 kWh/yr × $0.35687/kWh ÷ 12 = $218.97	**$219**
5 BR	8327.6 kWh/yr × $0.35687/kWh ÷ 12 = $247.66	**$248**

Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	312.2 gal/yr × $4.121/gal ÷ 12 = $107.21	**$107**
1 BR	367.3 gal/yr × $4.121/gal ÷ 12 = $126.14	**$126**
2 BR	428.3 gal/yr × $4.121/gal ÷ 12 = $147.09	**$147**
3 BR	489.3 gal/yr × $4.121/gal ÷ 12 = $168.03	**$168**
4 BR	550.3 gal/yr × $4.121/gal ÷ 12 = $188.98	**$189**
5 BR	611.3 gal/yr × $4.121/gal ÷ 12 = $209.93	**$210**

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 · eff March 30, 2026 · 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

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	490.4 kWh/yr × $0.35687/kWh ÷ 12 = $14.58	**$15**
1 BR	577 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
2 BR	835 kWh/yr × $0.35687/kWh ÷ 12 = $24.83	**$25**
3 BR	1092.9 kWh/yr × $0.35687/kWh ÷ 12 = $32.50	**$33**
4 BR	1350.9 kWh/yr × $0.35687/kWh ÷ 12 = $40.17	**$40**
5 BR	1608.9 kWh/yr × $0.35687/kWh ÷ 12 = $47.85	**$48**

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	102.4 therms/yr × $2.6984/therm ÷ 12 = $23.03	**$23**
1 BR	120.5 therms/yr × $2.6984/therm ÷ 12 = $27.10	**$27**
2 BR	174 therms/yr × $2.6984/therm ÷ 12 = $39.13	**$39**
3 BR	227.6 therms/yr × $2.6984/therm ÷ 12 = $51.18	**$51**
4 BR	281.2 therms/yr × $2.6984/therm ÷ 12 = $63.23	**$63**
5 BR	334.7 therms/yr × $2.6984/therm ÷ 12 = $75.26	**$75**

Water Heating - Bottle Gas

$3.413/gal · eff March 30, 2026 · 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 gal/yr × $3.413/gal ÷ 12 = $31.85	**$32**
1 BR	131.7 gal/yr × $3.413/gal ÷ 12 = $37.46	**$37**
2 BR	190.3 gal/yr × $3.413/gal ÷ 12 = $54.12	**$54**
3 BR	248.9 gal/yr × $3.413/gal ÷ 12 = $70.79	**$71**
4 BR	307.4 gal/yr × $3.413/gal ÷ 12 = $87.43	**$87**
5 BR	366 gal/yr × $3.413/gal ÷ 12 = $104.10	**$104**

Water Heating - Electric

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	1602.1 kWh/yr × $0.35687/kWh ÷ 12 = $47.65	**$48**
1 BR	1884.8 kWh/yr × $0.35687/kWh ÷ 12 = $56.05	**$56**
2 BR	2405.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.54	**$72**
3 BR	2926.1 kWh/yr × $0.35687/kWh ÷ 12 = $87.02	**$87**
4 BR	3446.8 kWh/yr × $0.35687/kWh ÷ 12 = $102.50	**$103**
5 BR	3967.5 kWh/yr × $0.35687/kWh ÷ 12 = $117.99	**$118**

Water Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	87.8 gal/yr × $4.121/gal ÷ 12 = $30.15	**$30**
1 BR	103.3 gal/yr × $4.121/gal ÷ 12 = $35.47	**$35**
2 BR	149.2 gal/yr × $4.121/gal ÷ 12 = $51.24	**$51**
3 BR	195.1 gal/yr × $4.121/gal ÷ 12 = $67.00	**$67**
4 BR	241 gal/yr × $4.121/gal ÷ 12 = $82.76	**$83**
5 BR	286.9 gal/yr × $4.121/gal ÷ 12 = $98.53	**$99**

Other Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	2722.8 kWh/yr × $0.35687/kWh ÷ 12 = $80.97 + $10.00	**$91**
1 BR	3203.3 kWh/yr × $0.35687/kWh ÷ 12 = $95.26 + $10.00	**$105**
2 BR	4456.8 kWh/yr × $0.35687/kWh ÷ 12 = $132.54 + $10.00	**$143**
3 BR	5710.2 kWh/yr × $0.35687/kWh ÷ 12 = $169.82 + $10.00	**$180**
4 BR	6963.7 kWh/yr × $0.35687/kWh ÷ 12 = $207.09 + $10.00	**$217**
5 BR	8217.1 kWh/yr × $0.35687/kWh ÷ 12 = $244.37 + $10.00	**$254**

Air Conditioning	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	300.3 kWh/yr × $0.35687/kWh ÷ 12 = $8.93	**$9**
1 BR	353.3 kWh/yr × $0.35687/kWh ÷ 12 = $10.51	**$11**
2 BR	602.8 kWh/yr × $0.35687/kWh ÷ 12 = $17.93	**$18**
3 BR	852.4 kWh/yr × $0.35687/kWh ÷ 12 = $25.35	**$25**
4 BR	1102 kWh/yr × $0.35687/kWh ÷ 12 = $32.77	**$33**
5 BR	1351.6 kWh/yr × $0.35687/kWh ÷ 12 = $40.20	**$40**

Water	$3.07/100cf · eff January 1, 2026 · City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $3.07/100cf ÷ 12 = $14.40	**$14**
1 BR	62.6 100cf/yr × $3.07/100cf ÷ 12 = $16.02	**$16**
2 BR	104.3 100cf/yr × $3.07/100cf ÷ 12 = $26.68	**$27**
3 BR	166.9 100cf/yr × $3.07/100cf ÷ 12 = $42.70	**$43**
4 BR	229.5 100cf/yr × $3.07/100cf ÷ 12 = $58.71	**$59**
5 BR	292.1 100cf/yr × $3.07/100cf ÷ 12 = $74.73	**$75**

Sewer	$5.46/100cf · eff January 1, 2026 · City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $5.46/100cf ÷ 12 = $25.62	**$26**
1 BR	62.6 100cf/yr × $5.46/100cf ÷ 12 = $28.48	**$28**
2 BR	104.3 100cf/yr × $5.46/100cf ÷ 12 = $47.46	**$47**
3 BR	166.9 100cf/yr × $5.46/100cf ÷ 12 = $75.94	**$76**
4 BR	229.5 100cf/yr × $5.46/100cf ÷ 12 = $104.42	**$104**
5 BR	292.1 100cf/yr × $5.46/100cf ÷ 12 = $132.91	**$133**

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	428.5 therms/yr × $1.8859/therm ÷ 12 = $67.34 + $12.00	**$79**
1 BR	504.1 therms/yr × $1.8859/therm ÷ 12 = $79.22 + $12.00	**$91**
2 BR	587.8 therms/yr × $1.8859/therm ÷ 12 = $92.38 + $12.00	**$104**
3 BR	671.6 therms/yr × $1.8859/therm ÷ 12 = $105.55 + $12.00	**$118**
4 BR	755.3 therms/yr × $1.8859/therm ÷ 12 = $118.70 + $12.00	**$131**
5 BR	839 therms/yr × $1.8859/therm ÷ 12 = $131.86 + $12.00	**$144**

Heating - Bottle Gas	$3.413/gal · eff March 30, 2026 · 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	468.5 gal/yr × $3.413/gal ÷ 12 = $133.25	**$133**
1 BR	551.2 gal/yr × $3.413/gal ÷ 12 = $156.77	**$157**
2 BR	642.8 gal/yr × $3.413/gal ÷ 12 = $182.82	**$183**
3 BR	734.3 gal/yr × $3.413/gal ÷ 12 = $208.85	**$209**
4 BR	825.9 gal/yr × $3.413/gal ÷ 12 = $234.90	**$235**
5 BR	917.5 gal/yr × $3.413/gal ÷ 12 = $260.95	**$261**

Heating - Electric Resistance	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	4909.4 kWh/yr × $0.35687/kWh ÷ 12 = $146.00	**$146**
1 BR	5775.7 kWh/yr × $0.35687/kWh ÷ 12 = $171.76	**$172**
2 BR	6757.8 kWh/yr × $0.35687/kWh ÷ 12 = $200.97	**$201**
3 BR	7739.9 kWh/yr × $0.35687/kWh ÷ 12 = $230.18	**$230**
4 BR	8722 kWh/yr × $0.35687/kWh ÷ 12 = $259.39	**$259**
5 BR	9704.1 kWh/yr × $0.35687/kWh ÷ 12 = $288.59	**$289**

Heating - Electric Heat Pump	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	3129.7 kWh/yr × $0.35687/kWh ÷ 12 = $93.07	**$93**
1 BR	3682 kWh/yr × $0.35687/kWh ÷ 12 = $109.50	**$110**
2 BR	5112.3 kWh/yr × $0.35687/kWh ÷ 12 = $152.04	**$152**
3 BR	6579 kWh/yr × $0.35687/kWh ÷ 12 = $195.65	**$196**
4 BR	8229.2 kWh/yr × $0.35687/kWh ÷ 12 = $244.73	**$245**
5 BR	10063.2 kWh/yr × $0.35687/kWh ÷ 12 = $299.27	**$299**

Heating - Fuel Oil	$4.121/gal · eff March 30, 2026 · 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	367.3 gal/yr × $4.121/gal ÷ 12 = $126.14	**$126**
1 BR	432.1 gal/yr × $4.121/gal ÷ 12 = $148.39	**$148**
2 BR	503.9 gal/yr × $4.121/gal ÷ 12 = $173.05	**$173**
3 BR	575.6 gal/yr × $4.121/gal ÷ 12 = $197.67	**$198**
4 BR	647.4 gal/yr × $4.121/gal ÷ 12 = $222.33	**$222**
5 BR	719.2 gal/yr × $4.121/gal ÷ 12 = $246.99	**$247**

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 · eff March 30, 2026 · 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	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	490.4 kWh/yr × $0.35687/kWh ÷ 12 = $14.58	**$15**
1 BR	577 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
2 BR	835 kWh/yr × $0.35687/kWh ÷ 12 = $24.83	**$25**
3 BR	1092.9 kWh/yr × $0.35687/kWh ÷ 12 = $32.50	**$33**
4 BR	1350.9 kWh/yr × $0.35687/kWh ÷ 12 = $40.17	**$40**
5 BR	1608.9 kWh/yr × $0.35687/kWh ÷ 12 = $47.85	**$48**

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	102.4 therms/yr × $2.6984/therm ÷ 12 = $23.03	**$23**
1 BR	120.5 therms/yr × $2.6984/therm ÷ 12 = $27.10	**$27**
2 BR	174 therms/yr × $2.6984/therm ÷ 12 = $39.13	**$39**
3 BR	227.6 therms/yr × $2.6984/therm ÷ 12 = $51.18	**$51**
4 BR	281.2 therms/yr × $2.6984/therm ÷ 12 = $63.23	**$63**
5 BR	334.7 therms/yr × $2.6984/therm ÷ 12 = $75.26	**$75**

Water Heating - Bottle Gas	$3.413/gal · eff March 30, 2026 · 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 gal/yr × $3.413/gal ÷ 12 = $31.85	**$32**
1 BR	131.7 gal/yr × $3.413/gal ÷ 12 = $37.46	**$37**
2 BR	190.3 gal/yr × $3.413/gal ÷ 12 = $54.12	**$54**
3 BR	248.9 gal/yr × $3.413/gal ÷ 12 = $70.79	**$71**
4 BR	307.4 gal/yr × $3.413/gal ÷ 12 = $87.43	**$87**
5 BR	366 gal/yr × $3.413/gal ÷ 12 = $104.10	**$104**

Water Heating - Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	1602.1 kWh/yr × $0.35687/kWh ÷ 12 = $47.65	**$48**
1 BR	1884.8 kWh/yr × $0.35687/kWh ÷ 12 = $56.05	**$56**
2 BR	2405.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.54	**$72**
3 BR	2926.1 kWh/yr × $0.35687/kWh ÷ 12 = $87.02	**$87**
4 BR	3446.8 kWh/yr × $0.35687/kWh ÷ 12 = $102.50	**$103**
5 BR	3967.5 kWh/yr × $0.35687/kWh ÷ 12 = $117.99	**$118**

Water Heating - Fuel Oil	$4.121/gal · eff March 30, 2026 · 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	87.8 gal/yr × $4.121/gal ÷ 12 = $30.15	**$30**
1 BR	103.3 gal/yr × $4.121/gal ÷ 12 = $35.47	**$35**
2 BR	149.2 gal/yr × $4.121/gal ÷ 12 = $51.24	**$51**
3 BR	195.1 gal/yr × $4.121/gal ÷ 12 = $67.00	**$67**
4 BR	241 gal/yr × $4.121/gal ÷ 12 = $82.76	**$83**
5 BR	286.9 gal/yr × $4.121/gal ÷ 12 = $98.53	**$99**

Other Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	2722.8 kWh/yr × $0.35687/kWh ÷ 12 = $80.97 + $10.00	**$91**
1 BR	3203.3 kWh/yr × $0.35687/kWh ÷ 12 = $95.26 + $10.00	**$105**
2 BR	4456.8 kWh/yr × $0.35687/kWh ÷ 12 = $132.54 + $10.00	**$143**
3 BR	5710.2 kWh/yr × $0.35687/kWh ÷ 12 = $169.82 + $10.00	**$180**
4 BR	6963.7 kWh/yr × $0.35687/kWh ÷ 12 = $207.09 + $10.00	**$217**
5 BR	8217.1 kWh/yr × $0.35687/kWh ÷ 12 = $244.37 + $10.00	**$254**

Air Conditioning	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	245.6 kWh/yr × $0.35687/kWh ÷ 12 = $7.30	**$7**
1 BR	289 kWh/yr × $0.35687/kWh ÷ 12 = $8.59	**$9**
2 BR	650.2 kWh/yr × $0.35687/kWh ÷ 12 = $19.34	**$19**
3 BR	1011.4 kWh/yr × $0.35687/kWh ÷ 12 = $30.08	**$30**
4 BR	1372.7 kWh/yr × $0.35687/kWh ÷ 12 = $40.82	**$41**
5 BR	1733.9 kWh/yr × $0.35687/kWh ÷ 12 = $51.56	**$52**

Water	$3.07/100cf · eff January 1, 2026 · City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $3.07/100cf ÷ 12 = $14.40	**$14**
1 BR	62.6 100cf/yr × $3.07/100cf ÷ 12 = $16.02	**$16**
2 BR	104.3 100cf/yr × $3.07/100cf ÷ 12 = $26.68	**$27**
3 BR	166.9 100cf/yr × $3.07/100cf ÷ 12 = $42.70	**$43**
4 BR	229.5 100cf/yr × $3.07/100cf ÷ 12 = $58.71	**$59**
5 BR	292.1 100cf/yr × $3.07/100cf ÷ 12 = $74.73	**$75**

Sewer	$5.46/100cf · eff January 1, 2026 · City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $5.46/100cf ÷ 12 = $25.62	**$26**
1 BR	62.6 100cf/yr × $5.46/100cf ÷ 12 = $28.48	**$28**
2 BR	104.3 100cf/yr × $5.46/100cf ÷ 12 = $47.46	**$47**
3 BR	166.9 100cf/yr × $5.46/100cf ÷ 12 = $75.94	**$76**
4 BR	229.5 100cf/yr × $5.46/100cf ÷ 12 = $104.42	**$104**
5 BR	292.1 100cf/yr × $5.46/100cf ÷ 12 = $132.91	**$133**

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	381.9 therms/yr × $1.8859/therm ÷ 12 = $60.02 + $12.00	**$72**
1 BR	449.2 therms/yr × $1.8859/therm ÷ 12 = $70.60 + $12.00	**$83**
2 BR	518.7 therms/yr × $1.8859/therm ÷ 12 = $81.52 + $12.00	**$94**
3 BR	588.2 therms/yr × $1.8859/therm ÷ 12 = $92.44 + $12.00	**$104**
4 BR	657.7 therms/yr × $1.8859/therm ÷ 12 = $103.36 + $12.00	**$115**
5 BR	727.2 therms/yr × $1.8859/therm ÷ 12 = $114.29 + $12.00	**$126**

Heating - Bottle Gas	$3.413/gal · eff March 30, 2026 · 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	417.6 gal/yr × $3.413/gal ÷ 12 = $118.77	**$119**
1 BR	491.2 gal/yr × $3.413/gal ÷ 12 = $139.71	**$140**
2 BR	567.2 gal/yr × $3.413/gal ÷ 12 = $161.32	**$161**
3 BR	643.2 gal/yr × $3.413/gal ÷ 12 = $182.94	**$183**
4 BR	719.2 gal/yr × $3.413/gal ÷ 12 = $204.55	**$205**
5 BR	795.2 gal/yr × $3.413/gal ÷ 12 = $226.17	**$226**

Heating - Electric Resistance	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	3020.3 kWh/yr × $0.35687/kWh ÷ 12 = $89.82	**$90**
1 BR	3553.3 kWh/yr × $0.35687/kWh ÷ 12 = $105.67	**$106**
2 BR	4627.2 kWh/yr × $0.35687/kWh ÷ 12 = $137.61	**$138**
3 BR	5701 kWh/yr × $0.35687/kWh ÷ 12 = $169.54	**$170**
4 BR	6774.8 kWh/yr × $0.35687/kWh ÷ 12 = $201.48	**$201**
5 BR	7848.6 kWh/yr × $0.35687/kWh ÷ 12 = $233.41	**$233**

Heating - Electric Heat Pump	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	2038.7 kWh/yr × $0.35687/kWh ÷ 12 = $60.63	**$61**
1 BR	2398.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.33	**$71**
2 BR	3706.4 kWh/yr × $0.35687/kWh ÷ 12 = $110.23	**$110**
3 BR	5130.9 kWh/yr × $0.35687/kWh ÷ 12 = $152.59	**$153**
4 BR	6768 kWh/yr × $0.35687/kWh ÷ 12 = $201.27	**$201**
5 BR	8617.8 kWh/yr × $0.35687/kWh ÷ 12 = $256.29	**$256**

Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	327.3 gal/yr × $4.121/gal ÷ 12 = $112.40	**$112**
1 BR	385.1 gal/yr × $4.121/gal ÷ 12 = $132.25	**$132**
2 BR	444.6 gal/yr × $4.121/gal ÷ 12 = $152.68	**$153**
3 BR	504.2 gal/yr × $4.121/gal ÷ 12 = $173.15	**$173**
4 BR	563.8 gal/yr × $4.121/gal ÷ 12 = $193.62	**$194**
5 BR	623.3 gal/yr × $4.121/gal ÷ 12 = $214.05	**$214**

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 · eff March 30, 2026 · 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

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	490.4 kWh/yr × $0.35687/kWh ÷ 12 = $14.58	**$15**
1 BR	577 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
2 BR	835 kWh/yr × $0.35687/kWh ÷ 12 = $24.83	**$25**
3 BR	1092.9 kWh/yr × $0.35687/kWh ÷ 12 = $32.50	**$33**
4 BR	1350.9 kWh/yr × $0.35687/kWh ÷ 12 = $40.17	**$40**
5 BR	1608.9 kWh/yr × $0.35687/kWh ÷ 12 = $47.85	**$48**

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	102.4 therms/yr × $2.6984/therm ÷ 12 = $23.03	**$23**
1 BR	120.5 therms/yr × $2.6984/therm ÷ 12 = $27.10	**$27**
2 BR	174 therms/yr × $2.6984/therm ÷ 12 = $39.13	**$39**
3 BR	227.6 therms/yr × $2.6984/therm ÷ 12 = $51.18	**$51**
4 BR	281.2 therms/yr × $2.6984/therm ÷ 12 = $63.23	**$63**
5 BR	334.7 therms/yr × $2.6984/therm ÷ 12 = $75.26	**$75**

Water Heating - Bottle Gas

$3.413/gal · eff March 30, 2026 · 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 gal/yr × $3.413/gal ÷ 12 = $31.85	**$32**
1 BR	131.7 gal/yr × $3.413/gal ÷ 12 = $37.46	**$37**
2 BR	190.3 gal/yr × $3.413/gal ÷ 12 = $54.12	**$54**
3 BR	248.9 gal/yr × $3.413/gal ÷ 12 = $70.79	**$71**
4 BR	307.4 gal/yr × $3.413/gal ÷ 12 = $87.43	**$87**
5 BR	366 gal/yr × $3.413/gal ÷ 12 = $104.10	**$104**

Water Heating - Electric

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	1602.1 kWh/yr × $0.35687/kWh ÷ 12 = $47.65	**$48**
1 BR	1884.8 kWh/yr × $0.35687/kWh ÷ 12 = $56.05	**$56**
2 BR	2405.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.54	**$72**
3 BR	2926.1 kWh/yr × $0.35687/kWh ÷ 12 = $87.02	**$87**
4 BR	3446.8 kWh/yr × $0.35687/kWh ÷ 12 = $102.50	**$103**
5 BR	3967.5 kWh/yr × $0.35687/kWh ÷ 12 = $117.99	**$118**

Water Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	87.8 gal/yr × $4.121/gal ÷ 12 = $30.15	**$30**
1 BR	103.3 gal/yr × $4.121/gal ÷ 12 = $35.47	**$35**
2 BR	149.2 gal/yr × $4.121/gal ÷ 12 = $51.24	**$51**
3 BR	195.1 gal/yr × $4.121/gal ÷ 12 = $67.00	**$67**
4 BR	241 gal/yr × $4.121/gal ÷ 12 = $82.76	**$83**
5 BR	286.9 gal/yr × $4.121/gal ÷ 12 = $98.53	**$99**

Other Electric

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	2341.6 kWh/yr × $0.35687/kWh ÷ 12 = $69.64 + $10.00	**$80**
1 BR	2754.9 kWh/yr × $0.35687/kWh ÷ 12 = $81.93 + $10.00	**$92**
2 BR	3832.8 kWh/yr × $0.35687/kWh ÷ 12 = $113.98 + $10.00	**$124**
3 BR	4910.8 kWh/yr × $0.35687/kWh ÷ 12 = $146.04 + $10.00	**$156**
4 BR	5988.8 kWh/yr × $0.35687/kWh ÷ 12 = $178.10 + $10.00	**$188**
5 BR	7066.7 kWh/yr × $0.35687/kWh ÷ 12 = $210.16 + $10.00	**$220**

Air Conditioning

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	313.8 kWh/yr × $0.35687/kWh ÷ 12 = $9.33	**$9**
1 BR	369.2 kWh/yr × $0.35687/kWh ÷ 12 = $10.98	**$11**
2 BR	631.7 kWh/yr × $0.35687/kWh ÷ 12 = $18.79	**$19**
3 BR	894.1 kWh/yr × $0.35687/kWh ÷ 12 = $26.59	**$27**
4 BR	1156.6 kWh/yr × $0.35687/kWh ÷ 12 = $34.40	**$34**
5 BR	1419 kWh/yr × $0.35687/kWh ÷ 12 = $42.20	**$42**

Water

$3.07/100cf · eff January 1, 2026 · City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	56.3 100cf/yr × $3.07/100cf ÷ 12 = $14.40	**$14**
1 BR	62.6 100cf/yr × $3.07/100cf ÷ 12 = $16.02	**$16**
2 BR	104.3 100cf/yr × $3.07/100cf ÷ 12 = $26.68	**$27**
3 BR	166.9 100cf/yr × $3.07/100cf ÷ 12 = $42.70	**$43**
4 BR	229.5 100cf/yr × $3.07/100cf ÷ 12 = $58.71	**$59**
5 BR	292.1 100cf/yr × $3.07/100cf ÷ 12 = $74.73	**$75**

Sewer

$5.46/100cf · eff January 1, 2026 · City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	56.3 100cf/yr × $5.46/100cf ÷ 12 = $25.62	**$26**
1 BR	62.6 100cf/yr × $5.46/100cf ÷ 12 = $28.48	**$28**
2 BR	104.3 100cf/yr × $5.46/100cf ÷ 12 = $47.46	**$47**
3 BR	166.9 100cf/yr × $5.46/100cf ÷ 12 = $75.94	**$76**
4 BR	229.5 100cf/yr × $5.46/100cf ÷ 12 = $104.42	**$104**
5 BR	292.1 100cf/yr × $5.46/100cf ÷ 12 = $132.91	**$133**

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	522.8 therms/yr × $1.8859/therm ÷ 12 = $82.16 + $12.00	**$94**
1 BR	615.1 therms/yr × $1.8859/therm ÷ 12 = $96.67 + $12.00	**$109**
2 BR	661.7 therms/yr × $1.8859/therm ÷ 12 = $103.99 + $12.00	**$116**
3 BR	708.3 therms/yr × $1.8859/therm ÷ 12 = $111.32 + $12.00	**$123**
4 BR	754.8 therms/yr × $1.8859/therm ÷ 12 = $118.62 + $12.00	**$131**
5 BR	801.4 therms/yr × $1.8859/therm ÷ 12 = $125.95 + $12.00	**$138**

Heating - Bottle Gas

$3.413/gal · eff March 30, 2026 · 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	571.7 gal/yr × $3.413/gal ÷ 12 = $162.60	**$163**
1 BR	672.6 gal/yr × $3.413/gal ÷ 12 = $191.30	**$191**
2 BR	723.5 gal/yr × $3.413/gal ÷ 12 = $205.78	**$206**
3 BR	774.5 gal/yr × $3.413/gal ÷ 12 = $220.28	**$220**
4 BR	825.4 gal/yr × $3.413/gal ÷ 12 = $234.76	**$235**
5 BR	876.4 gal/yr × $3.413/gal ÷ 12 = $249.26	**$249**

Heating - Electric Resistance

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	3020.3 kWh/yr × $0.35687/kWh ÷ 12 = $89.82	**$90**
1 BR	3553.3 kWh/yr × $0.35687/kWh ÷ 12 = $105.67	**$106**
2 BR	4627.2 kWh/yr × $0.35687/kWh ÷ 12 = $137.61	**$138**
3 BR	5701 kWh/yr × $0.35687/kWh ÷ 12 = $169.54	**$170**
4 BR	6774.8 kWh/yr × $0.35687/kWh ÷ 12 = $201.48	**$201**
5 BR	7848.6 kWh/yr × $0.35687/kWh ÷ 12 = $233.41	**$233**

Heating - Electric Heat Pump

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	1585.7 kWh/yr × $0.35687/kWh ÷ 12 = $47.16	**$47**
1 BR	1865.5 kWh/yr × $0.35687/kWh ÷ 12 = $55.48	**$55**
2 BR	2882.7 kWh/yr × $0.35687/kWh ÷ 12 = $85.73	**$86**
3 BR	3990.7 kWh/yr × $0.35687/kWh ÷ 12 = $118.68	**$119**
4 BR	5264 kWh/yr × $0.35687/kWh ÷ 12 = $156.55	**$157**
5 BR	6702.7 kWh/yr × $0.35687/kWh ÷ 12 = $199.33	**$199**

Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	448.1 gal/yr × $4.121/gal ÷ 12 = $153.89	**$154**
1 BR	527.2 gal/yr × $4.121/gal ÷ 12 = $181.05	**$181**
2 BR	567.1 gal/yr × $4.121/gal ÷ 12 = $194.75	**$195**
3 BR	607.1 gal/yr × $4.121/gal ÷ 12 = $208.49	**$208**
4 BR	647 gal/yr × $4.121/gal ÷ 12 = $222.19	**$222**
5 BR	687 gal/yr × $4.121/gal ÷ 12 = $235.93	**$236**

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 · eff March 30, 2026 · 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

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	490.4 kWh/yr × $0.35687/kWh ÷ 12 = $14.58	**$15**
1 BR	577 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
2 BR	835 kWh/yr × $0.35687/kWh ÷ 12 = $24.83	**$25**
3 BR	1092.9 kWh/yr × $0.35687/kWh ÷ 12 = $32.50	**$33**
4 BR	1350.9 kWh/yr × $0.35687/kWh ÷ 12 = $40.17	**$40**
5 BR	1608.9 kWh/yr × $0.35687/kWh ÷ 12 = $47.85	**$48**

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	102.4 therms/yr × $2.6984/therm ÷ 12 = $23.03	**$23**
1 BR	120.5 therms/yr × $2.6984/therm ÷ 12 = $27.10	**$27**
2 BR	174 therms/yr × $2.6984/therm ÷ 12 = $39.13	**$39**
3 BR	227.6 therms/yr × $2.6984/therm ÷ 12 = $51.18	**$51**
4 BR	281.2 therms/yr × $2.6984/therm ÷ 12 = $63.23	**$63**
5 BR	334.7 therms/yr × $2.6984/therm ÷ 12 = $75.26	**$75**

Water Heating - Bottle Gas

$3.413/gal · eff March 30, 2026 · 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 gal/yr × $3.413/gal ÷ 12 = $31.85	**$32**
1 BR	131.7 gal/yr × $3.413/gal ÷ 12 = $37.46	**$37**
2 BR	190.3 gal/yr × $3.413/gal ÷ 12 = $54.12	**$54**
3 BR	248.9 gal/yr × $3.413/gal ÷ 12 = $70.79	**$71**
4 BR	307.4 gal/yr × $3.413/gal ÷ 12 = $87.43	**$87**
5 BR	366 gal/yr × $3.413/gal ÷ 12 = $104.10	**$104**

Water Heating - Electric

$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)

Bedroom	Annual consumption × rate ÷ 12	= Monthly
0 BR	1602.1 kWh/yr × $0.35687/kWh ÷ 12 = $47.65	**$48**
1 BR	1884.8 kWh/yr × $0.35687/kWh ÷ 12 = $56.05	**$56**
2 BR	2405.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.54	**$72**
3 BR	2926.1 kWh/yr × $0.35687/kWh ÷ 12 = $87.02	**$87**
4 BR	3446.8 kWh/yr × $0.35687/kWh ÷ 12 = $102.50	**$103**
5 BR	3967.5 kWh/yr × $0.35687/kWh ÷ 12 = $117.99	**$118**

Water Heating - Fuel Oil

$4.121/gal · eff March 30, 2026 · 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	87.8 gal/yr × $4.121/gal ÷ 12 = $30.15	**$30**
1 BR	103.3 gal/yr × $4.121/gal ÷ 12 = $35.47	**$35**
2 BR	149.2 gal/yr × $4.121/gal ÷ 12 = $51.24	**$51**
3 BR	195.1 gal/yr × $4.121/gal ÷ 12 = $67.00	**$67**
4 BR	241 gal/yr × $4.121/gal ÷ 12 = $82.76	**$83**
5 BR	286.9 gal/yr × $4.121/gal ÷ 12 = $98.53	**$99**

Other Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	2260 kWh/yr × $0.35687/kWh ÷ 12 = $67.21 + $10.00	**$77**
1 BR	2658.8 kWh/yr × $0.35687/kWh ÷ 12 = $79.07 + $10.00	**$89**
2 BR	3699.1 kWh/yr × $0.35687/kWh ÷ 12 = $110.01 + $10.00	**$120**
3 BR	4739.5 kWh/yr × $0.35687/kWh ÷ 12 = $140.95 + $10.00	**$151**
4 BR	5779.8 kWh/yr × $0.35687/kWh ÷ 12 = $171.89 + $10.00	**$182**
5 BR	6820.2 kWh/yr × $0.35687/kWh ÷ 12 = $202.83 + $10.00	**$213**

Air Conditioning	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	349.8 kWh/yr × $0.35687/kWh ÷ 12 = $10.40	**$10**
1 BR	411.5 kWh/yr × $0.35687/kWh ÷ 12 = $12.24	**$12**
2 BR	576.9 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
3 BR	742.4 kWh/yr × $0.35687/kWh ÷ 12 = $22.08	**$22**
4 BR	907.8 kWh/yr × $0.35687/kWh ÷ 12 = $27.00	**$27**
5 BR	1073.2 kWh/yr × $0.35687/kWh ÷ 12 = $31.92	**$32**

Water	$3.07/100cf · eff January 1, 2026 · City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $3.07/100cf ÷ 12 = $14.40	**$14**
1 BR	62.6 100cf/yr × $3.07/100cf ÷ 12 = $16.02	**$16**
2 BR	104.3 100cf/yr × $3.07/100cf ÷ 12 = $26.68	**$27**
3 BR	166.9 100cf/yr × $3.07/100cf ÷ 12 = $42.70	**$43**
4 BR	229.5 100cf/yr × $3.07/100cf ÷ 12 = $58.71	**$59**
5 BR	292.1 100cf/yr × $3.07/100cf ÷ 12 = $74.73	**$75**

Sewer	$5.46/100cf · eff January 1, 2026 · City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $5.46/100cf ÷ 12 = $25.62	**$26**
1 BR	62.6 100cf/yr × $5.46/100cf ÷ 12 = $28.48	**$28**
2 BR	104.3 100cf/yr × $5.46/100cf ÷ 12 = $47.46	**$47**
3 BR	166.9 100cf/yr × $5.46/100cf ÷ 12 = $75.94	**$76**
4 BR	229.5 100cf/yr × $5.46/100cf ÷ 12 = $104.42	**$104**
5 BR	292.1 100cf/yr × $5.46/100cf ÷ 12 = $132.91	**$133**

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	299.9 therms/yr × $1.8859/therm ÷ 12 = $47.13 + $12.00	**$59**
1 BR	352.9 therms/yr × $1.8859/therm ÷ 12 = $55.46 + $12.00	**$67**
2 BR	411.5 therms/yr × $1.8859/therm ÷ 12 = $64.67 + $12.00	**$77**
3 BR	470.1 therms/yr × $1.8859/therm ÷ 12 = $73.88 + $12.00	**$86**
4 BR	528.7 therms/yr × $1.8859/therm ÷ 12 = $83.09 + $12.00	**$95**
5 BR	587.3 therms/yr × $1.8859/therm ÷ 12 = $92.30 + $12.00	**$104**

Heating - Bottle Gas	$3.413/gal · eff March 30, 2026 · 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	328 gal/yr × $3.413/gal ÷ 12 = $93.29	**$93**
1 BR	385.8 gal/yr × $3.413/gal ÷ 12 = $109.73	**$110**
2 BR	449.9 gal/yr × $3.413/gal ÷ 12 = $127.96	**$128**
3 BR	514 gal/yr × $3.413/gal ÷ 12 = $146.19	**$146**
4 BR	578.1 gal/yr × $3.413/gal ÷ 12 = $164.42	**$164**
5 BR	642.2 gal/yr × $3.413/gal ÷ 12 = $182.65	**$183**

Heating - Electric Resistance	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	2089.2 kWh/yr × $0.35687/kWh ÷ 12 = $62.13	**$62**
1 BR	2457.9 kWh/yr × $0.35687/kWh ÷ 12 = $73.10	**$73**
2 BR	3330.9 kWh/yr × $0.35687/kWh ÷ 12 = $99.06	**$99**
3 BR	4204 kWh/yr × $0.35687/kWh ÷ 12 = $125.02	**$125**
4 BR	5077.1 kWh/yr × $0.35687/kWh ÷ 12 = $150.99	**$151**
5 BR	5950.1 kWh/yr × $0.35687/kWh ÷ 12 = $176.95	**$177**

Heating - Electric Heat Pump	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	1331.9 kWh/yr × $0.35687/kWh ÷ 12 = $39.61	**$40**
1 BR	1566.9 kWh/yr × $0.35687/kWh ÷ 12 = $46.60	**$47**
2 BR	2519.9 kWh/yr × $0.35687/kWh ÷ 12 = $74.94	**$75**
3 BR	3573.4 kWh/yr × $0.35687/kWh ÷ 12 = $106.27	**$106**
4 BR	4790.2 kWh/yr × $0.35687/kWh ÷ 12 = $142.46	**$142**
5 BR	6170.3 kWh/yr × $0.35687/kWh ÷ 12 = $183.50	**$183**

Heating - Fuel Oil	$4.121/gal · eff March 30, 2026 · 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	257.1 gal/yr × $4.121/gal ÷ 12 = $88.29	**$88**
1 BR	302.5 gal/yr × $4.121/gal ÷ 12 = $103.88	**$104**
2 BR	352.7 gal/yr × $4.121/gal ÷ 12 = $121.12	**$121**
3 BR	402.9 gal/yr × $4.121/gal ÷ 12 = $138.36	**$138**
4 BR	453.2 gal/yr × $4.121/gal ÷ 12 = $155.64	**$156**
5 BR	503.4 gal/yr × $4.121/gal ÷ 12 = $172.88	**$173**

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 · eff March 30, 2026 · 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	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	490.4 kWh/yr × $0.35687/kWh ÷ 12 = $14.58	**$15**
1 BR	577 kWh/yr × $0.35687/kWh ÷ 12 = $17.16	**$17**
2 BR	835 kWh/yr × $0.35687/kWh ÷ 12 = $24.83	**$25**
3 BR	1092.9 kWh/yr × $0.35687/kWh ÷ 12 = $32.50	**$33**
4 BR	1350.9 kWh/yr × $0.35687/kWh ÷ 12 = $40.17	**$40**
5 BR	1608.9 kWh/yr × $0.35687/kWh ÷ 12 = $47.85	**$48**

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	102.4 therms/yr × $2.6984/therm ÷ 12 = $23.03	**$23**
1 BR	120.5 therms/yr × $2.6984/therm ÷ 12 = $27.10	**$27**
2 BR	174 therms/yr × $2.6984/therm ÷ 12 = $39.13	**$39**
3 BR	227.6 therms/yr × $2.6984/therm ÷ 12 = $51.18	**$51**
4 BR	281.2 therms/yr × $2.6984/therm ÷ 12 = $63.23	**$63**
5 BR	334.7 therms/yr × $2.6984/therm ÷ 12 = $75.26	**$75**

Water Heating - Bottle Gas	$3.413/gal · eff March 30, 2026 · 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 gal/yr × $3.413/gal ÷ 12 = $31.85	**$32**
1 BR	131.7 gal/yr × $3.413/gal ÷ 12 = $37.46	**$37**
2 BR	190.3 gal/yr × $3.413/gal ÷ 12 = $54.12	**$54**
3 BR	248.9 gal/yr × $3.413/gal ÷ 12 = $70.79	**$71**
4 BR	307.4 gal/yr × $3.413/gal ÷ 12 = $87.43	**$87**
5 BR	366 gal/yr × $3.413/gal ÷ 12 = $104.10	**$104**

Water Heating - Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	1602.1 kWh/yr × $0.35687/kWh ÷ 12 = $47.65	**$48**
1 BR	1884.8 kWh/yr × $0.35687/kWh ÷ 12 = $56.05	**$56**
2 BR	2405.5 kWh/yr × $0.35687/kWh ÷ 12 = $71.54	**$72**
3 BR	2926.1 kWh/yr × $0.35687/kWh ÷ 12 = $87.02	**$87**
4 BR	3446.8 kWh/yr × $0.35687/kWh ÷ 12 = $102.50	**$103**
5 BR	3967.5 kWh/yr × $0.35687/kWh ÷ 12 = $117.99	**$118**

Water Heating - Fuel Oil	$4.121/gal · eff March 30, 2026 · 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	87.8 gal/yr × $4.121/gal ÷ 12 = $30.15	**$30**
1 BR	103.3 gal/yr × $4.121/gal ÷ 12 = $35.47	**$35**
2 BR	149.2 gal/yr × $4.121/gal ÷ 12 = $51.24	**$51**
3 BR	195.1 gal/yr × $4.121/gal ÷ 12 = $67.00	**$67**
4 BR	241 gal/yr × $4.121/gal ÷ 12 = $82.76	**$83**
5 BR	286.9 gal/yr × $4.121/gal ÷ 12 = $98.53	**$99**

Other Electric	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	1851.5 kWh/yr × $0.35687/kWh ÷ 12 = $55.06 + $10.00	**$65**
1 BR	2178.3 kWh/yr × $0.35687/kWh ÷ 12 = $64.78 + $10.00	**$75**
2 BR	3030.6 kWh/yr × $0.35687/kWh ÷ 12 = $90.13 + $10.00	**$100**
3 BR	3883 kWh/yr × $0.35687/kWh ÷ 12 = $115.48 + $10.00	**$125**
4 BR	4735.3 kWh/yr × $0.35687/kWh ÷ 12 = $140.82 + $10.00	**$151**
5 BR	5587.6 kWh/yr × $0.35687/kWh ÷ 12 = $166.17 + $10.00	**$176**

Air Conditioning	$0.35687/kWh + $10.00/mo fixed · eff August 1, 2026 · Eversource Eastern MA Greater Boston R-1: delivery 0.18367 (2026 rate summary, eff Jul 1 2026) + Basic Service supply 0.17320 (eff Aug 1 2026 - Jan 31 2027)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	317.7 kWh/yr × $0.35687/kWh ÷ 12 = $9.45	**$9**
1 BR	373.7 kWh/yr × $0.35687/kWh ÷ 12 = $11.11	**$11**
2 BR	518.1 kWh/yr × $0.35687/kWh ÷ 12 = $15.41	**$15**
3 BR	662.5 kWh/yr × $0.35687/kWh ÷ 12 = $19.70	**$20**
4 BR	806.8 kWh/yr × $0.35687/kWh ÷ 12 = $23.99	**$24**
5 BR	951.2 kWh/yr × $0.35687/kWh ÷ 12 = $28.29	**$28**

Water	$3.07/100cf · eff January 1, 2026 · City of Waltham FY2026 Water Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community; no separate fixed charge (quarterly minimum $9.21 = rate x3)	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $3.07/100cf ÷ 12 = $14.40	**$14**
1 BR	62.6 100cf/yr × $3.07/100cf ÷ 12 = $16.02	**$16**
2 BR	104.3 100cf/yr × $3.07/100cf ÷ 12 = $26.68	**$27**
3 BR	166.9 100cf/yr × $3.07/100cf ÷ 12 = $42.70	**$43**
4 BR	229.5 100cf/yr × $3.07/100cf ÷ 12 = $58.71	**$59**
5 BR	292.1 100cf/yr × $3.07/100cf ÷ 12 = $74.73	**$75**

Sewer	$5.46/100cf · eff January 1, 2026 · City of Waltham FY2026 Sewer Rate Chart (signed City Engineer Robert Winn, P.E.), Tier 1 (0-700 units/mo), eff 1/1/2026; MWRA community, sewer billed on water use; quarterly minimum $16.38 = rate x3	
Bedroom	**Annual consumption × rate ÷ 12**	**= Monthly**
0 BR	56.3 100cf/yr × $5.46/100cf ÷ 12 = $25.62	**$26**
1 BR	62.6 100cf/yr × $5.46/100cf ÷ 12 = $28.48	**$28**
2 BR	104.3 100cf/yr × $5.46/100cf ÷ 12 = $47.46	**$47**
3 BR	166.9 100cf/yr × $5.46/100cf ÷ 12 = $75.94	**$76**
4 BR	229.5 100cf/yr × $5.46/100cf ÷ 12 = $104.42	**$104**
5 BR	292.1 100cf/yr × $5.46/100cf ÷ 12 = $132.91	**$133**