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# **NYS All-Electric Building Act**

Starting **January 1, 2026**, most **new homes and low-rise buildings (≤7 stories)** built anywhere in New York State must be **all-electric**. That means **no natural gas or propane** equipment (and no new gas piping to serve it) in new construction permitted after that date. Taller buildings follow in **2029**.

## **Summary of the Bill:**

- **When:** Applies to **building permit applications filed on/after Dec 31, 2025** (practically, Jan 1, 2026) for buildings **≤7 stories**; expands to all **new buildings on Jan 1, 2029**
- **What:** Prohibits installing **fossil-fuel equipment and building systems** (e.g., gas/propane furnaces, boilers, water heaters, stoves, dryers, and the associated fuel piping) in **new construction**.
- **Where: Statewide**, including Long Island (NYC has similar rules on its own timeline).
- **Existing homes:** You can keep using and repairing your existing gas/propane systems; renovations and additions to existing buildings are **not** pulled into the ban.

## **“Gas/ Propane Hookups”**

New York defines the ban broadly: it covers both **fossil-fuel-burning equipment** (like boilers, furnaces, tank/tankless water heaters, gas ranges, gas dryers, gas fireplaces) **and** building systems that **supply, distribute, or deliver** fossil fuel to the building. In other words, no installing new gas or propane piping to serve these uses in new construction covered by the law.

## **Exemptions:**

**Always Allowed in New Buildings:**

- **Emergency/standby generators (backup power)**
- **Manufactured homes**
- **Certain agricultural buildings, critical infrastructure, hospitals/medical facilities**

**Conditionally Allowed** (but **not** for space heating or domestic hot water)

- **Commercial kitchens/food establishments, laboratories, laundromats, car washes, crematoria, manufacturing**—with requirements to be “electrification-ready” and minimize emissions.

**Grid capacity exemption:** If the local utility determines in writing that **adequate electric service cannot reasonably be provided** to your site on schedule, fossil-fuel systems may be permitted. Standards for this process are set by the Public Service Commission.

## **Existing homes, Renovations & Additions:**

- The prohibition **does not apply** to buildings that **already exist before the applicable date**.
- You can **repair, replace, or add onto** an existing building and continue to use fossil-fuel equipment there.

If you're planning **new construction** in 2026 (or beyond), assume **all-electric** from day one. If you're **renovating or adding on** to an existing home, you can keep your current gas/propane systems.

## **Future Impacts:**

- **All buildings** will be required to be all electric by **January 1, 2029**.
- Starting in **2030**:
  - **Heating & Cooling Systems:** Homeowners will be **required to replace** natural gas, oil, or propane furnaces/boilers with electric or geothermal heating & cooling systems (e.g., heat pumps) at the **end of their useful life**.
  - **Water Heaters:** The **replacement** of gas or oil water heaters with electric models **will be required**.
- Starting in **2035**:
  - **Appliances (residential):** The **replacement** of other residential gas appliances, such as stoves/cooktops and clothes dryers, will require electric appliances (**at the end of their useful life**).
  - **Appliances (multifamily & commercial):** Zero emission standards will **prohibit the replacement** of existing gas/oil heating, cooling, and hot water equipment in **multifamily and commercial buildings**.