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For More Information

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RHBA Warns: 86% of New Yorkers Don't Know New Homes Must Be All-Electric by 2026

(Local utilities already under strain may not be ready for the transition)

ROCHESTER, NY — The Rochester Home Builders' Association (RHBA) is urging New Yorkers to get informed about a major change in state law that will soon impact anyone planning to build a new home. Beginning January 1, 2026, natural gas, propane, and oil systems will no longer be allowed in most new buildings under seven stories, unless a building permit is secured before the end of 2025. That includes furnaces, water heaters, stoves, dryers, and fireplaces.

The requirement is part of the All-Electric Buildings Act, passed in 2023 as a component of New York's Climate Leadership and Community Protection Act (CLCPA).

Yet a recent study commissioned by the New York State Builders Association found that only 14% of New Yorkers are even moderately aware of this sweeping new mandate.

"Most families looking to build have no idea this mandate is coming — and that's a problem," said RHBA Chairman James Barbato. "Even current homeowners may not realize what's being proposed for 2030, when you could be forced to replace a broken gas furnace or water heater with a much more expensive electric model. These aren't distant climate targets — they're just a few years away."

Key Dates for New York's All-Electric Mandates:

- **2026:** Ban on fossil fuel systems begins for new buildings under seven stories
- **2029:** Ban begins for buildings taller than seven stories

- **2030 (Proposed):** Replacement of broken gas appliances with electric systems required in existing homes
- **2035 (Proposed):** Same replacement rule applies to cooktops, dryers, and multifamily or commercial equipment

While RHBA supports the state's long-term environmental goals, the organization is raising concerns about infrastructure readiness, affordability, and realistic implementation. "This raises serious questions about affordability, grid capacity, and whether New Yorkers even know what's coming," Barbato said.

Grid and Supply Chain Challenges Already Impacting Builders

Builders across the Rochester region are already seeing the effects of a strained electric grid and supply chain delays. Projects are facing months-long utility approval delays, transformer shortages, and tens of thousands of dollars in unexpected power upgrade costs. What used to take six weeks now takes many months — and in some cases, over a year.

"We're being told to build all-electric homes, but the grid can't keep up," said Barbato. "We've seen 18-month delays for housing projects right here in our region. In many case the costs quoted by RG&E to increase the capacity of the electric grid to support new housing developments are in the millions."

Looking Ahead: A Call for Practical Solutions

Barbato emphasizes, "We're not against electrification — we just need to slow the timeline until utilities, builders, and homeowners are actually prepared. Right now, consumers don't have a real choice, and some businesses are looking out of state to avoid delays and rising costs. We need a transition plan that works for everyone — not just a mandate."

About Rochester Home Builders Association:

The Rochester Home Builders' Association (RHBA) has nearly 350 business members. Incorporated in 1934 the RHBA is one of the original eight associations that helped to form the National Association of Home Builders (NAHB) in Washington, D.C. More than eighty years later NAHB has more than 600 chapters across the country, and the RHBA is one of the strongest and most active of the 16 chapters in New York State. The RHBA is a trade association of home builders, remodelers, general contractors, trades, suppliers, lending institutions, and many other businesses that support the building and remodeling industries. Find out more at findthehomepros.com.

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