These files make available the 50th percentile rents for fiscal year (FY) 2024 by FMR area, county, or county subdivision (New England).

THESE ARE NOT ***FAIR MARKET RENTS***.

HUD originally established FMRs set at the 50th percentile, rather than the 40th percentiles in areas where determined higher FMRs were needed to help families assisted under certain HUD programs find and lease decent and affordable housing (65 FR 58870). On November 16, 2016, HUD published a Final Rule entitled ‘‘Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in the Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs’’ (Small Area FMR final rule) (81 FR 80567), with an effective date of January 17, 2017. The Small Area FMR final rule eliminates the 50th percentile FMR provisions in the FMR regulations (24 CFR 888.113) 1 and provides that areas currently designated as 50th percentile areas remain 50th percentile areas until their current 3-year eligibility period expires. Beginning with the FY 2020 FMRs there are no longer any areas using 50th percentile FMRs; all FMRs are calculated at the 40th percentile.

Under certain conditions, as set forth at 24 CFR §982.503(e), these 50th percentile rents may be used to set success rate payment standards. HUD has developed 50th percentile rents for this purpose. The success rate payment standards program has been in effect since FY 2001, therefore, these 50th percentile rents are only available back to FY 2001.

There is one record per county or county subdivision (New England town). The rents for all component counties of a metropolitan statistical area ("MSA") or HUD Metropolitan FMR Area (HMFA) are the same, so there will be duplicative rents for each county in a metropolitan area.

To determine rents for units above 4 bedrooms, add 15 percent to the 4-bedroom rent for each additional bedroom; that is, a 5-bedroom rent is 115 percent of the 4-bedroom rent and a 6-bedroom unit is 130 percent. The 50th percentile rent for Single Room Occupancy is 75 percent of the 0-bedroom rent.