

Areas Where FY 2025 Fair Market Rents (FMRs) Become Effective January 13, 2025

Section V of the FY 2025 Fair Market Rent Federal Register Notice (available at: https://www.huduser.gov/portal/datasets/fmr/fmr2025/FMR_FY25_FinalNotice.pdf) states “By January 17, 2025, HUD will post at <https://www.huduser.gov/portal/datasets/fmr.html> a listing of the areas that requested FMR reevaluations and continued effect of the FY2024 FMRs, but did not deliver data, making the FY 2025 FMRs effective in these areas.”

The following areas did not submit additional data suitable for reevaluation of the areas’ FMRs; consequently, these areas may no longer use FY 2024 FMRs. Effective January 13, 2025 the following areas are required to begin using FY 2025 FMRs:

1. Becker County, MN
2. Butler County, AL
3. Crow Wing County, MN
4. Cullman County, AL
5. Kauai County, HI
6. Pike County, AL
7. Portland-Vancouver-Hillsboro, OR-WA MSA

HUD has received and is evaluating survey data for the following areas. Therefore, the FY 2024 FMRs remain in effect for:

1. Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area
2. New York, NY HUD Metro FMR Area
3. San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA
4. Santa Maria-Santa Barbara, CA MSA
5. Santa Rosa, CA MSA

HUD has also received and is evaluating survey data for the State of Montana. Pursuant to the original reevaluation request for Montana, FY 2025 FMRs remain in effect.