These files make available the 50th percentile rents for fiscal year (FY) 2020 by FMR area, county or county subarea (New England).

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

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.

In FY2020, there are no areas designated as 50th percentile FMR Areas. HUD eliminated the 50th percentile FMR policy as part of the Small Area FMR Rulemaking (81 FR 80567, November 16, 2016).

There is one record per county or county subarea (New England town). The rents for all component counties of a metropolitan Fair Market Rent 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.