Approved Project Based Voucher Nassau and Suffolk County Rent Limits
(Effective January 1, 2026)

Per the HCR Housing Choice Voucher Administrative Plan: 17-VIII.B. RENT LIMITS [24 CFR 983.301]:
Except for certain tax credit units, the rent to owner must not exceed the lowest of the following amounts:

- An amount determined by the PHA, not to exceed 110 percent of the applicable fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;
- The reasonable rent; or
- The rent requested by the owner.

Unit Size:	0 BD	1 BD	2 BD	3 BD	4 BD	5 BD
110% of Fair Market Rent*:	**$ 2,191.20**	**$ 2,616.00**	**$ 3,021.00**	**$ 3,919.30**	**$ 4,144.00**	**$ 4,766.00**
FY25 Fair Market Rents:	1992	2379	2747	3563	3768	4333

**PBV Units located in payment exception or small area fair market rent tracts may have a different FMR than listed above.*