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Preview

FHA Issues Waivers of New Construction Flood Elevation Requirements Amendment

Truist Bank (Truist) announces alignment with FHA’s recently issued temporary partial regulatory waiver and related Single Family Housing Policy Handbook 4000.1 waiver to its minimum property standards (MPS) requirements.

Effective Dates

Effective for new and existing FHA loan applications on or after March 28, 2025.

Background Information

On February 21, 2025, the Federal Housing Administration (FHA) issued a temporary partial regulatory waiver and related Single Family Housing Policy Handbook 4000.1 waiver to its minimum property standards (MPS) requirements. Without this partial waiver, the new MPS required elevation standard would have limited the land available for development and increased the cost of construction for FHA-insured single-family properties, contributing to the insufficient supply of new construction housing and rising home prices.

Bulletin Details

This announcement waives the “at least two feet” language previously updated in December 2024—all other requirements remain in place. A residential structure located in a Special Flood Hazard Area or a FEMA-designated “coastal high hazard area” would still need to be constructed such that the lowest floor is at or above the base flood elevation and lenders will still need to obtain an Elevation Certificate documenting this fact. This partial waiver is in effect until February 21, 2026. Lenders should consult with their Direct Endorsement (DE) underwriters with any questions.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relationship Coordinator	Specific questions on applying this procedure to specific loan files. Contact your Correspondent Relationship Coordinator at 800.382.2111, option 1.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3.

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