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Preview

FHA Extends Waiver of New Construction Flood Elevation Requirements Amendment

Truist Bank (Truist) announces alignment with FHA's recent announcement, extending the temporary partial regulatory waiver for New Construction Flood requirements.

Effective Dates

Effective for new and existing FHA loans on or after February 20, 2026.

Background Information

On January 27, 2026, the Federal Housing Administration (FHA) announced an extension to its temporary partial regulatory waiver of provisions for Drainage and Flood Hazard Exposure, which require a residential structure located in a Special Flood Hazard Area or a Federal Emergency Management Agency (FEMA) designated coastal high hazard area to be constructed such that the lowest floor is at least "two feet above" the Base Flood Elevation (BFE).

Bulletin Details

The initial temporary partial regulatory waiver issued on February 21, 2025, announced in [COR25-015](#), is set to expire on February 21, 2026. The announcement waived the "at least two feet" language previously updated in December 2024 in [COR24-068](#), FHA Guidance for Flood Management on New Construction in Special Flood Hazard Areas. 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.

FHA is extending this waiver to continue assisting in ensuring the availability of FHA new construction financing options to expand the housing supply and deliver emergency housing price relief. The recently issued waiver is in effect February 20, 2026, through February 19, 2027.

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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