

Alert

**Update**

Reminder

Clarification

Training  
Information

Preview

## FHA Guidance for Flood Management on New Construction in Special Flood Hazard Areas

Truist Bank (Truist) announces alignment with the Federal Housing Administration’s (FHA’s) Adoption of Federal Flood Risk Management Standard (FFRMS) for Minimum Property Standards (MPS) in Special Flood Hazard Areas (SFHA).

### Effective Dates

Effective for FHA new construction applications with a building permit application submission, or equivalent, dated on or after January 1, 2025.

### Background Information

On November 7, 2024, FHA published Mortgagee Letter (ML) 2024-20, Adoption of Federal Flood Risk Management Standard (FFRMS) for Minimum Property Standards (MPS) in Special Flood Hazard Areas (SFHA). The ML updates FHA’s Minimum Property Standards (MPS) for all newly built single-family residential structures, except manufactured homes, being financed through the FHA Single Family program.

### Bulletin Details

FHA’s MPS are updated to require that the lowest floor in newly constructed dwellings located within the 1-percent-annual-change (100 year) floodplain be built at least two feet above the base flood elevation as determined by FEMA. This elevation standard would be applicable to FHA-insured mortgages on homes that:

- are new construction; and
- have a building permit application submission, or their equivalent, dated on or after January 1, 2025.

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.

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. Truist Bank does not guarantee or assume liability for any third-party products or services. Truist Bank is an Equal Housing Lender. ©2024 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.