

Kimball, Tirey & St. John LLP

Legal Alert

HUD Publishes Fiscal Year 2026 Fair Market Rents

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The U.S. Department of Housing and Urban Development (HUD) has published the Fair Market Rents (FMR) for fiscal year (FY) 2026. This is important because landlords may not evict a tenant who falls behind in rent in the City of Los Angeles and in the unincorporated areas of Los Angeles County unless the tenant owes an amount higher than the FMR in the area. FY 2026 FMRs are effective October 1, 2025, and valid through September of 2026.

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2026	\$1,863	\$2,085	\$2,601	\$3,298	\$3,672
FY 2025	\$1,856	\$2,081	\$2,625	\$3,335	\$3,698

Please reach out to our Los Angeles office with any questions at 800.577.4587 or email losangeles@kts-law.com.

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