

**FHA INFO #15-87**

**November 13, 2015**

FHA Single Family Housing



NEWS

**TO: All FHA-Approved Mortgagees and Other Interested Stakeholders**

## NEWS AND UPDATES

### **Additional Temporary Approval Provisions for Federal Housing Administration (FHA) Condominium Project Approval**

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 15-27](#), *Additional Temporary Approval Provisions for Federal Housing Administration (FHA) Condominium Project Approval*. This Mortgagee Letter (ML) provides:

- A notice expanding the data used to calculate the owner-occupancy percentage;
- An expansion of eligible condominium project insurance coverage; and
- Revised requirements for obtaining condominium project recertification.

The requirements in ML 15-27 are applicable to all Title II programs, including the Home Equity Conversion Mortgage (HECM) insurance program, unless otherwise stated.

These additional temporary provisions are **effective immediately** for all condominium project approvals, recertification applications, annexations, or reconsideration submissions submitted for review. These requirements expire one year from the date of this Mortgagee Letter.

FHA anticipates that these additional temporary provisions will increase the number of condominium projects eligible for FHA approval and will increase affordable housing options for first-time and low- to moderate-income homebuyers.

#### **Affected Topics**

Following is a list of topics located in the [Condominium Project and Approval Processing Guide](#), attachment to ML [11-22](#), and MLs [12-18](#) and [14-17](#) (this Mortgagee Letter extends the provisions of ML 12-18), revised by this Mortgagee Letter:

- Section 2.1.13 Legal Phasing and Section 3.5 Owner-Occupancy Requirements
- Section 2.1.9 Insurance Requirements; and
- Section 2.3 Recertification Requirements and Appendix E-2, Condominium Recertification or Re-approval Cover Letter/Document.

These policies are superseded to the extent they conflict with the policies in this Mortgagee Letter.

### **Industry Briefing Conference Call**

FHA subject matter experts will host an industry briefing conference call to provide an overview of Mortgagee Letter 15: 27, *Additional Temporary Approval Provisions for Federal Housing Administration (FHA) Condominium Project Approval*. Call details follow:

- **Date:** November 19, 2015
- **Time:** 2:00 PM - 3:30 PM (Eastern)
- **Title:** FHA'S Additional Temporary Provisions for Condo Project Approvals
- **Dial-in Number:** (800) 683-4564
- **Participant Access Code:** 627613

### **Quick Links**

- View [Mortgagee Letter 15-27](#) and all other archived Mortgagee Letters at: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/letters/mortgagee](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)
- View the Mortgagee Letter attachment— [FHA Condominium Recertification Checklist](#) at: <http://portal.hud.gov/hudportal/documents/huddoc?id=15-27mlatch.pdf>
- View the [Condominium Project and Approval Processing Guide](#) at: <http://portal.hud.gov/hudportal/documents/huddoc?id=11-22mlguide.pdf>

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### **Resources**

Contact the FHA Resource Center:

- Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at [www.hud.gov/answers](http://www.hud.gov/answers).
- E-mail the FHA Resource Center at [answers@hud.gov](mailto:answers@hud.gov). Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Information Relay Service at 1-800-877-8339.

### **RESOURCE INFORMATION**

<b>FHA INFO Archives:</b>	Visit the <a href="#">FHA INFO Archives</a> to access FHA INFO messages issued from 2012 to the present.
<b>Subscribe/Unsubscribe Instructions:</b>	To subscribe to the Single Family FHA INFO mailing list you can use this link: <a href="#">FHA INFO</a> or send a request by email to: <a href="mailto:answers@hud.gov">answers@hud.gov</a> Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: <a href="mailto:answers@hud.gov">answers@hud.gov</a> <a href="mailto:aaa@xyz.com">aaa@xyz.com</a> <a href="mailto:bbb@xyz.com">bbb@xyz.com</a> <a href="mailto:ccc@xyz.com">ccc@xyz.com</a> <a href="#">To Unsubscribe</a> follow the unsubscribe instructions on that page.

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