

EFFECTIVE 01/01/2027

UNIT SIZE	CURRENT FMR	CURRENT PAYMENT STANDARD	REVISED PAYMENT STANDARD	PERCENT FMR	
DUCHESNE COUNTY					
0	\$821.00	\$829.00	\$903.00	110.00%	\$903.10
1	\$895.00	\$931.00	\$985.00	110.00%	\$984.50
2	\$1,097.00	\$1,135.00	\$1,207.00	110.00%	\$1,206.70
3	\$1,402.00	\$1,547.00	\$1,542.00	110.00%	\$1,542.20
4	\$1,534.00	\$1,904.00	\$1,687.00	110.00%	\$1,687.40
VERNAL CITY					
0	\$759.00	\$829.00	\$835.00	110.00%	\$834.90
1	\$829.00	\$931.00	\$912.00	110.00%	\$911.90
2	\$1,014.00	\$1,135.00	\$1,115.00	110.00%	\$1,115.40
3	\$1,346.00	\$1,547.00	\$1,481.00	110.00%	\$1,480.60
4	\$1,695.00	\$1,904.00	\$1,865.00	110.00%	\$1,864.50

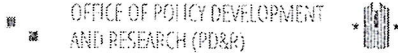
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Fair Market Rents Documentation System

The FY 2027 Duchesne County, UT FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$821	\$895	\$1,097	\$1,402	\$1,534
FY 2026 FMR	\$825	\$940	\$1,129	\$1,481	\$1,571

Duchesne County, UT is a non-metropolitan county.

Fair Market Rent Calculation Methodology

Show / Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. Calculate the Base Rent: HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.

2. Calculate the Basis for Recent Mover Adjustment Factor: HUD calculates a recent mover adjustment factor by comparing an ACS 2024 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2020-2024 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

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Fair Market Rents Documentation System

The FY 2027 Uintah County, UT FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$759	\$829	\$1,014	\$1,346	\$1,695
FY 2026 FMR	\$754	\$846	\$1,032	\$1,406	\$1,731

Uintah County, UT is a non-metropolitan county.

Fair Market Rent Calculation Methodology

Show / Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. Calculate the Base Rent: HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.

2. Calculate the Basis for Recent Mover Adjustment Factor: HUD calculates a recent mover adjustment factor by comparing an ACS 2024 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2020-2024 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

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