



# THE SPECIAL ASSESSMENT

## HUD Extends Condominium FHA Loan Certification Expiration Deadlines

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*FHA loan certification deadlines for condominiums have been extended.*

The Federal Housing Administration (“FHA”) loan certification expiration deadlines for many condominium projects were originally set to expire on December 7, 2010. On December 9, 2010 the Department of Housing and Urban Development (“HUD”) announced the extension of condominium project approval expiration deadlines for all condominiums approved prior to September 2008, allowing more time for your association to obtain recertification, if you have not yet done so.

According to HUD, “The extensions were granted to reduce the impact of processing and reviewing the number of project approvals expiring at the same time while recognizing current housing market conditions...interested parties are encouraged to begin the re-approval or recertification process as early as possible as it is not anticipated that any further extensions of project approvals will be issued.”

The new expiration deadlines are based on the project’s initial approval date and are as follows:

Initial Project Approval Dates	Current Expiration Date	New Expiration Date
1972 – 1980	December 7, 2010	December 31, 2010
1981 – 1985	December 7, 2010	December 31, 2010
1986 – 1990	December 7, 2010	May 31, 2011
1991 – 1995	December 7, 2010	July 31, 2011
1996 – 2000	December 7, 2010	August 31, 2011
2001 – 2005	December 7, 2010	September 30, 2011
2006 – 2008 (Sept)	December 7, 2010	March 31, 2011

*Please contact us if you would like assistance in submitting an FHA certification or recertification application, or if you have questions concerning the application process.*

The expiration deadlines have automatically been extended. You may check on the status of your condominium’s approval expiration deadline by visiting HUD’s website at:

<https://entp.hud.gov/idapp/html/condlook.cfm>

According to HUD representatives, their FHA certification and recertification application analysts are looking for ways to approve, rather than reject, applications under their recently announced “streamlined” application process. In the event that a condominium’s FHA approval expires, a subsequent application must be reviewed under a full application review process. We, therefore, recommend those clients whose respective condominium’s FHA loan certification approval is set to expire submit a recertification application as soon as possible to HUD.

Our firm has successfully submitted recertification applications and obtained recertification approval on behalf of our clients and would gladly work with your association to secure FHA recertification approval of your condominium. Please contact us if you would like assistance in submitting an FHA recertification application, or if you have questions concerning the application process.

If your association has not yet obtained FHA certification, please contact us if you would like more information or would like assistance in submitting an FHA certification application.