



FY2024 SMALL AREA FMRs FOR MANATEE COUNTY, FL

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Manatee County is part of the **North Port-Sarasota-Bradenton, FL MSA.**

Manatee County, FL Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33598	\$1,100	\$1,190	\$1,410	\$1,800	\$2,200
33834	\$770	\$780	\$960	\$1,290	\$1,630
34201	\$1,830	\$2,230	\$2,700	\$3,590	\$4,280
34202	\$1,760	\$2,150	\$2,600	\$3,460	\$4,120
34203	\$1,080	\$1,320	\$1,590	\$2,120	\$2,520
34204	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34205	\$990	\$1,210	\$1,460	\$1,940	\$2,310
34206	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34207	\$1,060	\$1,290	\$1,560	\$2,080	\$2,470
34208	\$1,110	\$1,360	\$1,640	\$2,180	\$2,600
34209	\$1,270	\$1,560	\$1,880	\$2,500	\$2,980
34210	\$1,140	\$1,390	\$1,680	\$2,240	\$2,660
34211	\$1,680	\$2,050	\$2,480	\$3,300	\$3,930
34212	\$1,610	\$1,970	\$2,380	\$3,170	\$3,770
34215	\$1,230	\$1,510	\$1,820	\$2,420	\$2,880
34216	\$1,310	\$1,600	\$1,930	\$2,570	\$3,060
34217	\$1,310	\$1,600	\$1,930	\$2,570	\$3,060

Manatee County, FL Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
34219	\$1,690	\$2,070	\$2,500	\$3,330	\$3,960
34220	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34221	\$1,150	\$1,410	\$1,700	\$2,260	\$2,690
34222	\$1,030	\$1,260	\$1,520	\$2,020	\$2,410
34228	\$1,840	\$2,250	\$2,720	\$3,620	\$4,310
34243	\$1,600	\$1,950	\$2,360	\$3,140	\$3,740
34250	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34251	\$1,240	\$1,430	\$1,740	\$2,320	\$2,810
34260	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34264	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34270	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34280	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720
34282	\$1,170	\$1,420	\$1,720	\$2,290	\$2,720

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