

**2026 Income and Rent Limits –
Multiple-Unit Housing Property Tax Exemption (MFTE)**

Seattle – Bellevue, WA HUD Metro FMR Area Median Family Income (2026): \$164,400

Income Limits

Family Size	Percent of Area Median Income	
	80%	115%
1 Person	\$92,080	\$132,365
2 Persons	\$105,280	\$151,340
3 Persons	\$118,400	\$170,200
4 Persons	\$131,520	\$189,060
5 Persons	\$142,080	\$204,240

Rent and Utility

Unit Type	Percent of Area Median Income	
	80%	115%
Studio	\$2,302	\$3,309
1 Bedroom	\$2,467	\$3,546
2 Bedroom	\$2,960	\$4,255
3 Bedroom	\$3,420	\$4,916
4 Bedroom	\$3,816	\$5,485

The amounts shown in the table assume the cost of basic utilities are included in the rent. If tenant pays basic utilities, a utility allowance must be deducted from the numbers above. Please refer to the Housing Authority of Snohomish County's Housing Allowances for Tenant Furnished Utilities schedule to determine the amount to be deducted. In addition, all recurring fees that are a condition of tenancy (i.e., not optional fees) must be deducted from the maximum rent. This includes renter's insurance, if required by lease. These updated amounts shall represent the maximum household income and rent for any new lease or scheduled lease renewal that is negotiated from the effective date above onward.

[Housing Authority of Snohomish County's Utility Allowance for Duplex, High-Rise, Low-Rise and Townhomes](#)