

Planned Unit Development

A planned unit development (PUD) is a project or subdivision that includes common property that is owned and maintained by a homeowner's association (HOA) for the benefit of use by the individual PUD unit owners. Loans may be guaranteed for PUD single family dwellings the same as for single family dwellings not in a PUD. HOA dues must be included in the total debt-to-income calculations.

New Construction

Defined as: Existing (completed) for less than one year – Refers to properties which are 100% complete and legally occupiable (CO issued), but never occupied. The one-year new construction period runs from the date the CO is issued for up to 12 months.

To satisfy USDA requirements for new homes (stick built and manufactured) the following requirements must be met:

- Certification from a qualified individual or organization that the reviewed plans and specs comply with applicable development standards (meets local building codes). Qualified individuals or organizations able to provide this certification:
 - Licensed architects
 - Professional engineers
 - Plan reviewers certified by a national model code organization listed in 7 CFR 1924, Part A, in Exhibit E
 - Local building officials authorized to review and approve building plans and specifications, and
 - National codes organizations
- Building Permit
- Certificate of Occupancy
- Final Inspection
- 10-year insured builder warranty plan acceptable to Rural Development
 - Or, when three construction inspections are performed, a final inspection plus a 1-year insured builder warranty plan acceptable to RD is allowed in lieu of the 10-year builder warranty plan.
- Evidence of thermal standards meet or exceed International Energy Conservation Code (IECC) in effect at the time of construction.
 - The builder may certify confirmation with IECC standards
 - Or, a qualified, registered architect or a qualified, registered engineer may certify confirmation with IECC standards