

2025

Fee In Lieu By Municipality

Municipality	Per Unit Cost to Develop New Aff. Housing (2022-2024 average)	80% LMIH Max Sale Price (4 person)	Per Unit Fee for 2024 Chart
Barrington	\$ 390,916	\$ 248,888	\$142,000
Bristol	\$ 390,916	\$ 246,289	\$145,000
Burrillville	\$ 390,916	\$ 245,423	\$145,000
Central Falls*	\$ 390,916	\$ 232,608	\$158,000
Charlestown	\$ 390,916	\$ 266,189	\$125,000
Coventry	\$ 390,916	\$ 245,723	\$145,000
Cranston	\$ 390,916	\$ 249,072	\$142,000
Cumberland	\$ 390,916	\$ 254,870	\$136,000
East Greenwich	\$ 390,916	\$ 245,852	\$145,000
East Providence*	\$ 390,916	\$ 246,207	\$145,000
Exeter	\$ 390,916	\$ 253,585	\$137,000
Foster	\$ 390,916	\$ 230,639	\$160,000
Glocester	\$ 390,916	\$ 250,561	\$140,000
Hopkinton^	\$ 390,916	\$ 269,142	\$122,000
Jamestown	\$ 390,916	\$ 244,452	\$146,000
Johnston*	\$ 390,916	\$ 246,321	\$145,000
Lincoln*	\$ 390,916	\$ 240,434	\$150,000
Little Compton	\$ 390,916	\$ 274,321	\$117,000
Middletown^	\$ 390,916	\$ 300,148	\$91,000
Narragansett	\$ 390,916	\$ 265,364	\$126,000
New Shoreham^	\$ 390,916	\$ 295,185	\$96,000
Newport^	\$ 390,916	\$ 301,779	\$89,000
North Kingstown	\$ 390,916	\$ 247,825	\$143,000
North Providence*	\$ 390,916	\$ 244,202	\$147,000
North Smithfield	\$ 390,916	\$ 246,172	\$145,000
Pawtucket	\$ 390,916	\$ 251,402	\$140,000
Portsmouth^	\$ 390,916	\$ 288,374	\$103,000
Providence*	\$ 390,916	\$ 235,239	\$156,000
Richmond	\$ 390,916	\$ 248,443	\$142,000
Scituate	\$ 390,916	\$ 240,866	\$150,000
Smithfield	\$ 390,916	\$ 247,536	\$143,000
South Kingstown	\$ 390,916	\$ 255,493	\$135,000
Tiverton	\$ 390,916	\$ 254,867	\$136,000
Warren	\$ 390,916	\$ 247,385	\$144,000
Warwick	\$ 390,916	\$ 247,867	\$143,000
West Greenwich*	\$ 390,916	\$ 243,990	\$147,000
West Warwick	\$ 390,916	\$ 237,954	\$153,000
Westerly^	\$ 390,916	\$ 280,651	\$110,000
Woonsocket*	\$ 390,916	\$ 245,390	\$146,000
Statewide Median	\$ 390,916	\$ 247,825	\$143,000

Max Sale Price Based on the Following:

HUD FY25 80% Income Limit for 4-person household

*\$98,950 for Westerly, Hopkinton, New Shoreham**\$104,200 for Newport, Middletown and Portsmouth**\$91,450 for rest of state municipalities*

FY 2025 Municipal Tax Rates

Interest Rate: Primary Mortgage Market Survey 30-year Average as of June 10, 2025 (6.85%)

Hazard Insurance: Based on Rhode Island Housing Loan Servicing Division data

Mortgage Insurance: Used FHA required PMI percent of 0.085%

^ = municipality is in small HMFA, not Prov RI-Fall River MA HMFA

* = homestead exemption is factored into Maximum Purchase Price calculation

RI law establishes a \$40,000 per unit minimum for the fee in lieu. In communities where the affordability gap is less than \$40,000, the minimum fee would apply, these communities are shaded in Gray.

NOTE: These per-unit fee calculations are valid upon the official release of this 2024 Low- to Moderate-Income Housing Chart and will remain valid until the next Low Mod Chart is released.