

HUD Square Footage Definitions

Net Rentable Square Footage: The net rentable square footage calculation is also referred to as the “paint-to-paint”. It is measured from the interior face of the dwelling unit perimeter walls. Do not attempt to extract space for interior partitions, plenums, and so forth. Common areas should not be included in, or allocated to, unit square footage. Only enclosed spaces should be included, not porches, balconies, or patios.^{1,2}

Gross Square Footage: “Sum of all floor areas of headroom height within the exterior walls, measured to the exterior face of the walls or to the center line of wall separating attached buildings. Include[ing] built-in garages, commercial area, basement all other areas within the exterior wall. Exclude recessed, extended or continuous balconies, attached or detached carports, [], patios, porches or terraces and all other areas outside the exterior wall.”³

To calculate dwelling unit gross square footage, the measurements should be from the exterior face of non-shared walls and center line of walls separating dwelling units.

References

¹CNA e-Tool 3.2 User Guide (PDF)(updated February 2024) pg 65

² MAP Guide Section 7.5.7

³ Coinsurance for Mortgage Lenders Section 221(d), Multifamily Handbook (4561.1), Section 9-6