

## Business Arrangements for Paying Rent

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*This replaces “Roomer-Lodger Agreements At a Glance,” and is based on new SSI Regulations that were effective 9/30/24. See Social Security Program Operations Manual System (POMS) SI 00835.380 A.*

### **SSI Payment Rates for 2026 in NY State (subtract countable income to determine SSI payment)**

- Living alone - \$1,081 (includes \$87 state supplement)
- Living with others and paying fair share of household expenses - \$1,017 (includes \$23 state supplement)
- Living in the household of another - \$685.67 (includes \$23 state supplement)

### **The Historical Problem for SSI Recipients Living with or Renting from Family or Friends**

- An adult recipient living with family, who gets SSI of \$1,017 per month, cannot pay \$1,200 or more if that is their share of expenses. Often, this means they are paid at the \$685.67 living in the household of another rate.
- If the SSI recipient pays “rent” of at least \$351.33 in 2026 under a “business arrangement,” the recipient will be paid at the \$1,081 living alone rate.

### **How to Set Up a “Business Arrangement” allowing an SSI Payment at the Living Alone Rate**

- A written agreement is preferred, dated and signed by both parties, in which the recipient agrees to pay “rent” (use that word) to the family member or friend who is either the homeowner or the primary tenant.
- So long as the rent payment is set at \$351.33 or higher for 2026, there will be no reduction of the SSI payment rate even if this rent amount is much less than the usual amount that would be charged for a similar apartment or living space.
- The updated SSI policy explains that the rent payment must be set at the Presumed Maximum Value (PMV) amount which is \$351.33 in 2026, or at a higher amount. The PMV is calculated as one-third the current SSI federal benefit rate, \$331.33 (\$994/3) plus \$20 in 2026. As the SSI rate typically goes up slightly each year, the PMV rate will go up as well.
- This type of living arrangement is only possible if the homeowner/primary tenant is willing to offer this arrangement to the person. There may be financial circumstances, such as income tax considerations, when such an agreement may not be in the homeowner/primary tenant’s financial best interest.

If an SSI recipient wishes to establish a business arrangement for paying rent, they should submit the signed agreement between them and the homeowner/primary tenant or a statement from the homeowner/primary tenant to the Social Security Administration stating how much the SSI recipient is charged as rent.

**Note:** This document is produced, printed, and disseminated at U.S taxpayer expense. One hundred percent of the funding for this document is through a Social Security cooperative agreement that funds our Western NY Work Incentives Planning and Assistance (WIPA) Project. Although Social Security reviewed this document for accuracy, it does not constitute an official Social Security communication.