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AFR SUBSCRIPTION SERVICE

AFR RATES FOR MAY 2026

Section 1274.--Determination of Issue Price in the Case of Certain Debt Instruments Issued for Property

(Also Sections 42, 280G, 382, 467, 468, 482, 483, 1288, 7520, 7702, 7872.)

Rev. Rul. 2026-9

This revenue ruling provides various prescribed rates for federal income tax purposes for May 2026 (the current month). Table 1 contains the short-term, mid-term, and long-term applicable federal rates (AFR) for the current month for purposes of section 1274(d) of the Internal Revenue Code. Table 2 contains the short-term, mid-term, and long-term adjusted applicable federal rates (adjusted AFR) for the current month for purposes of section 1288(b). Table 3 sets forth the adjusted federal long-term rate and the long-term tax-exempt rate described in section 382(f). Table 4 contains the appropriate percentages for determining the low-income housing credit described in section 42(b)(1) for buildings placed in service during the current month. However, under section 42(b)(2), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, shall not be less than 9%. Finally, Table 5 contains the federal rate for determining the present value of an annuity, an interest for life or for a term of years, or a remainder or a reversionary interest for purposes of section 7520.

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REV. RUL. 2026-9 TABLE 1

Applicable Federal Rates (AFR) for May 2026

Period for Compounding

	Annual	Semiannual	Quarterly	Monthly
Short-term				
AFR	3.82%	3.78%	3.76%	3.75%
110% AFR	4.20%	4.16%	4.14%	4.12%
120% AFR	4.59%	4.54%	4.51%	4.50%
130% AFR	4.97%	4.91%	4.88%	4.86%
Mid-term				
AFR	4.08%	4.04%	4.02%	4.01%
110% AFR	4.49%	4.44%	4.42%	4.40%
120% AFR	4.91%	4.85%	4.82%	4.80%
130% AFR	5.32%	5.25%	5.22%	5.19%
150% AFR	6.15%	6.06%	6.01%	5.98%
175% AFR	7.19%	7.07%	7.01%	6.97%
Long-term				
AFR	4.83%	4.77%	4.74%	4.72%
110% AFR	5.32%	5.25%	5.22%	5.19%
120% AFR	5.80%	5.72%	5.68%	5.65%
130% AFR	6.30%	6.20%	6.15%	6.12%

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REV. RUL. 2026-9 TABLE 2

Adjusted AFR for May 2026

Period for Compounding

	Annual	Semiannual	Quarterly	Monthly
Short-term adjusted AFR	2.89%	2.87%	2.86%	2.85%
Mid-term adjusted AFR	3.09%	3.07%	3.06%	3.05%
Long-term adjusted AFR	3.65%	3.62%	3.60%	3.59%

REV. RUL. 2026-9 TABLE 3

Rates Under Section 382 for May 2026

Adjusted federal long-term rate for the current month	3.65%
Long-term tax-exempt rate for ownership changes during the current month (the highest of the adjusted federal long-term rates for the current month and the prior two months.)	3.65%

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REV. RUL. 2026-9 TABLE 4

Appropriate Percentages Under Section 42(b)(1) for May 2026

Note: Under section 42(b)(2), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, shall not be less than 9%.

Appropriate percentage for the 70% present value low-income housing credit	8.04%
Appropriate percentage for the 30% present value low-income housing credit	3.44%

REV. RUL. 2026-9 TABLE 5

Rate Under Section 7520 for May 2026

Applicable federal rate for determining the present value of an annuity, an interest for life or a term of years, or a remainder or reversionary interest	5.00%

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