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AFR SUBSCRIPTION SERVICE

AFR RATES FOR NOVEMBER 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. 2026-21

This revenue ruling provides various prescribed rates for federal income tax purposes for November 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. 2026-21 TABLE 1

Applicable Federal Rates (AFR) for November 2026

Period for Compounding

	Annual	Semiannual	Quarterly	Monthly
Short-term				
AFR	4.67%	4.62%	4.59%	4.58%
110% AFR	5.14%	5.08%	5.05%	5.03%
120% AFR	5.62%	5.54%	5.50%	5.48%
130% AFR	6.10%	6.01%	5.97%	5.94%
Mid-term				
AFR	5.08%	5.02%	4.99%	4.97%
110% AFR	5.60%	5.52%	5.48%	5.46%
120% AFR	6.11%	6.02%	5.98%	5.95%
130% AFR	6.64%	6.53%	6.48%	6.44%
150% AFR	7.67%	7.53%	7.46%	7.41%
175% AFR	8.98%	8.79%	8.70%	8.63%
Long-term				
AFR	5.52%	5.45%	5.41%	5.39%
110% AFR	6.09%	6.00%	5.96%	5.93%
120% AFR	6.65%	6.54%	6.49%	6.45%
130% AFR	7.22%	7.09%	7.03%	6.99%

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REV. RUL. 2026-21 TABLE 2

Adjusted AFR for November 2026

Period for Compounding

	Annual	Semiannual	Quarterly	Monthly
Short-term adjusted AFR	3.54%	3.51%	3.49%	3.48%
Mid-term adjusted AFR	3.85%	3.81%	3.79%	3.78%
Long-term adjusted AFR	4.18%	4.14%	4.12%	4.10%

REV. RUL. 2026-21 TABLE 3

Rates Under Section 382 for November 2026

Adjusted federal long-term rate for the current month	4.18%
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.)	4.18%

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REV. RUL. 2026-21 TABLE 4

Appropriate Percentages Under Section 42(b)(1) for November 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	8.24%
Appropriate percentage for the 30% present value low-income housing credit	3.53%

REV. RUL. 2026-21 TABLE 5

Rate Under Section 7520 for November 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	6.20%

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