

Condo Project Manager Release Notes

March 18, 2026

Effective March 18, 2026, Condo Project Manager™ (CPM™) implemented a release, detailed below, following [recent policy changes](#).

Lender Certifications for New Projects in Florida

NEW projects in Florida will no longer require a PERS review, allowing lenders to certify these projects in CPM.

Following the release, a Certification button will be available for **all NEW projects in Florida** that are not in Unavailable status or Fannie Mae Approved status with more than 120 days from Approval Expiration.

Lenders will still be able to submit a PERS request for new projects in Florida when a project exception is warranted.

Retirement of Investor Concentration Requirement

Investor concentration limits will no longer apply within the Full Review Lender Certification process.

Delivery restrictions limiting investment transactions due to the prior investor concentration limits (i.e., only principal residence and second home loans allowed for Fannie Mae delivery) will be removed from all applicable projects in CPM.

With the retirement of investor concentration requirements, the related delivery restriction will be removed from all active certifications where applicable.

Review the resources below for more information on how to use CPM

- [CPM FAQs](#)
- [CPM Quick Start Guide](#)
- [CPM User Guide](#)

Questions and More Information

Lenders can contact their Fannie Mae Market Engagement Team for additional information.