



SBA Information Notice

TO: All SBA Employees and Certified Development Companies

CONTROL NO.: 5000-859701

SUBJECT: 504 Fees Effective During Fiscal Year 2025

EFFECTIVE: July 23, 2024

Each year SBA reviews certain fees payable to SBA by 504 borrowers to determine if any of those fees need to be adjusted to cover the estimated subsidy costs of the 504 loan program.¹

This Notice announces the FY2025 annual service fee (also known as the “on-going guaranty fee”) and upfront guaranty fee for 504 loans. A separate notice is being issued for the 7(a) loan program.

For all 504 loans, the following fees are effective for loans approved October 1, 2024, through September 30, 2025:

For 504 loans (other than loans made under the 504 Debt Refinance without Expansion Program) approved in FY2025:

- 1) The upfront guaranty fee will be 0.00% (0 basis points).
- 2) The annual service fee will be 0.331% (33.1 basis points) of the outstanding balance of the loan.

For 504 loans approved in FY2025 under the 504 Debt Refinance without Expansion Program:²

- 1) The upfront guaranty fee will be 0.00% (0 basis points).
- 2) The annual service fee will be 0.331% plus 0.025%, for a total of 0.356% (33.1 basis points plus 2.5 basis points for a total of 35.6 basis points) of the outstanding balance of the loan.

¹ Fees are effective for the entire fiscal year to maintain the estimated costs of the program unless subsequent Congressional acts modify the program’s effective subsidy costs.

² While Section 328(a)(1) of the Economic Aid to Hard Hit Small Businesses, Nonprofits, and Venues Act (P.L. 116-260) repealed the requirement that the 504 Program be at zero subsidy for 504 Debt Refinance without Expansion Program to be available, this repeal did not remove the subsidy fees for the 504 Debt Refinance without Expansion Program.

Questions

Questions concerning this Notice may be directed to the Lender Relations Specialist in the [local SBA Field Office](#).

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Office of Capital Access