



## Reminder – NSPIRE Repair Deadlines

Dear HCV Landlord:

We want to remind all landlords participating in LRHA's Housing Choice Voucher Program of the required timeframes for correcting deficiencies found during an inspection.

Under HUD's NSPIRE requirements:

- **Life-Threatening deficiencies must be corrected within 24 hours of notice.**
- **Severe and Moderate deficiencies must generally be corrected within 30 days**, unless LRHA approves an extension.
- LRHA must be able to verify that the repair has been completed, either through reinspection or other acceptable documentation.

These are HUD requirements and LRHA is required to enforce them.

Please keep in mind that a landlord's normal maintenance schedule or advance-entry policy does not extend HUD's repair deadlines. If a 24-hour deficiency is cited, the owner needs to have a process in place to get that issue corrected within the required timeframe.

We also want to specifically remind landlords about **smoke alarms**. HUD requires working smoke alarms on every level of the unit, inside each bedroom, and outside each sleeping area. Smoke alarms must be either hardwired or sealed 10-year battery devices. Missing, expired, or nonfunctioning required smoke alarms are 24-hour Life-Threatening deficiencies.

If a required repair is not completed within the allowed timeframe, LRHA will take the enforcement action required under the HAP Contract and our Administrative Plan. This can include withholding HAP, abatement of HAP, termination of the HAP Contract, and helping the family move to another eligible unit.

Also, **abatement is not simply a delayed payment. Once HAP is abated, the owner is not paid retroactively for the period of abatement.**

We appreciate our landlords and the role you play in the HCV Program. Please make sure your property managers, maintenance staff, and contractors are aware of these requirements and can respond when a 24-hour repair is identified.

Thank you for your cooperation.

**Lynchburg Redevelopment & Housing Authority**  
Housing Choice Voucher Program



**We Do Business In Accordance With the Federal Fair Housing**

Fax: 434.845.9144 • TTY: 800.828.1120 VA 711

1948 THOMSON DRIVE • LYNCHBURG, VA 24501 • (434) 485-7200