NSPIRE Compliance Date for Vouchers Extended to Oct. 2025

HUD published the notice titled, "Extension of NSPIRE Compliance Date for HCV, PBV and Section 8 Moderate Rehab and CPD Programs" (FR-6086-N-09) in the Federal Register July 5. The notice further extends the compliance date for HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule for Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs, and for the HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF), Housing Opportunities for Persons With AIDS (HOPWA), Emergency Solution Grants (ESG) and Continuum of Care (COC) programs ("CPD programs"), **until October 1, 2025.**

This second extension of the compliance date will allow Public Housing Authorities (PHAs), jurisdictions, participants, and grantees additional time to implement HUD's NSPIRE standards. HUD encourages any PHA, participating jurisdiction, or grantee that is ready to implement NSPIRE to do so at their earliest convenience. For PHAs that require it, the extension will give them additional time to train staff and communicate with landlords. It will also give HUD more time to provide additional technical resources for PHAs and agencies to transition to the NSPIRE standards.

Carbon Monoxide and Smoke Alarm Requirements

PHAs are reminded that the statutory requirements for installing carbon monoxide devices and smoke alarms will still apply, as they implement statutory mandates under the Consolidated Appropriations Act, 2021 and 2023, respectively. The NSPIRE Standard for smoke alarms will be updated for the new smoke alarm requirements before the statutory compliance date of December 29, 2024.

After December 29, 2024, smoke detectors must be either hard-wired or sealed, as required under the Consolidated Appropriations Act, 2023. A previous message incorrectly cited December 23, 2024.

The correct date of December 29, 2024, is in the published Federal Register notice.

Read the Notice