



OFFICE OF PUBLIC & INDIAN HOUSING

Dear Executive Directors,

We want to provide an important update regarding the compliance deadline for implementing the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs (NSPIRE-V).

Due to ongoing challenges faced by PHAs and feedback from the industry, HUD is extending the NSPIRE-V compliance deadline from **October 1, 2025, to February 1, 2027**. This extension is intended to give PHAs additional time to implement the requirements effectively.

A **PIH Notice** with updated administrative requirements will be issued soon, along with a **Federal Register notice** finalizing the extension. A [revised NSPIRE HCV Administrative Procedures notice](#) was also published on **August 9, 2024**.

Key Highlights:

- The extension applies to changes in the definition of Housing Quality Standards (HQS) from the NSPIRE Final Rule and HOTMA Final Rule.
- Other inspection changes (e.g., 24 CFR 982.405(a)(1)) remain in effect.
- NSPIRE requirements for [carbon monoxide](#) and [smoke alarms](#) remain in place due to existing Congressional mandates.
- **Lead-based paint visual assessment standards** remain unchanged under 24 CFR Part 35 Subparts M ([Tenant-Based Rental Assistance](#)) and H ([Project-Based Assistance](#)).

- Existing approvals for HQS variations and alternative inspection methods remain valid until NSPIRE is implemented, except for fuel-burning space heaters, which were prohibited as of **January 1, 2024**.
- All variations and alternative methods must be re-reviewed by HUD before NSPIRE implementation or by **February 1, 2027**, whichever comes first. Questions about variations or alternative inspection methods can be sent to NSPIREV_AlternateInspection@hud.gov.

Support for PHAs:

HUD has developed training materials—including videos and infographics—available on the [NSPIRE website](#) and [HUD Exchange](#), including:

- [NSPIRE Standards: How to Inspect \(video series\)](#)
- [HCV NSPIRE Online Inspector Training](#)

Please encourage staff to sign up for updates and explore available training resources. For questions, contact your local HUD Field Office.

We appreciate your continued partnership and efforts in ensuring safe housing for families. This extension is intended to support you in preparing staff and landlords for a successful NSPIRE transition.

Thank you for your dedication and partnership,



Benjamin Hobbs

Principal Deputy Assistant Secretary

We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing (PIH). If you are not part of our listserv and would like to receive our monthly PIH Newsletter, please [subscribe](#).

Public Housing Agency contact information is retrieved from HUD's Public Housing Information Center (PIC).

If your agency's contact information is out of date, please update PIC with the correct contact information.

We update our email lists from PIC twice a month, so you should see your change reflected after two weeks.

Thank you for furthering HUD's mission in the communities you serve.