



Notice

Carbon Monoxide Alarms or Detectors Requirement

Dear Landlord and Participants:

Effective Immediately 2022

In January 2022, The Department of Housing and Urban Development's (HUD) Office of Public and Indian Housing (PIH) issued PIH Notice 2022-01 requiring Carbon Monoxide alarms or detectors in houses and apartments that are receiving subsidies, or housing assistance payments (HAP) from the Department of Housing and Urban Development (HUD).

This notice requires landlords participating in the Housing Choice Voucher Program (HCVP) to install a carbon monoxide alarm or detector in any rental unit that has fuel-fired/burning appliances or that has an attached garage by December 27, 2022.

This HUD policy requires that all landlords, including apartment complexes, that are doing business with Virginia Housing or any of Virginia Housing's partner agencies install carbon monoxide alarms or detectors by December 27th, 2022, if one is not already installed. Any housing unit that does not have a carbon monoxide alarm or detector, installed by the due date will fail a housing quality inspection (HQS) and the unit could be placed in abatement. This HQS failure will be considered a life threatening failure and the landlord will have 24 hours to correct the failure.

If the unit is placed in abatement due to the HQS failure, the HAP will be terminated and the participant family (tenant) will be given permission by Virginia Housing to move. If the landlord fixes the HQS failure within the 24 hour period, then the unit will be taken out of abatement and the HAP will be reinstated.

Sincerely,

Anton K. Shaw

Anton Shaw
HCV Program Director