

3/7/19

Question:

How much do you charge for an HQS re-inspection?

- Do the results of charging for re-inspections (revenue received and reduction in number of re-inspections) out-weigh the administrative burden?
- What action do you take if the landlord does not pay the fee?
- Has charging re-inspection fees had a negative effect on landlord recruitment or participants?
- Has this caused your moves to increase?

Responses:

Only 11 PHAs responded and they all said they do not charge for re-inspections.

Here is what the regs say.

982.405 (f)

The PHA may not charge the owner for the inspection of the unit prior to the initial term of the lease or for a first inspection during assisted occupancy of the unit. The PHA may establish a reasonable fee to owners for a reinspection if an owner notifies the PHA that a repair has been made or the allotted time for repairs has elapsed and a reinspection reveals that any deficiency cited in the previous inspection that the owner is responsible for repairing pursuant to § 982.404(a) was not corrected. The owner may not pass this fee along to the family. Fees collected under this paragraph will be included in a PHA's administrative fee reserve and may be used only for activities related to the provision of Section 8 Tenant-Based Rental Assistance.

SAHA

- How much do you charge for an HQS re-inspection?
  - **\$75, non-refundable, paid only by landlord through their online account.**
- Do the results of charging for re-inspections (revenue received and reduction in number of re-inspections) out-weigh the administrative burden?
  - **Charging the fee has lowered the number of final fails, alleviates termination process. It's better for the overall department even if inspectors have to conduct**

another inspection. Also, if tenant has to submit another RTA for new unit, then that's another inspection anyway.

- What action do you take if the landlord does not pay the fee?
  - Abate HAP for 30 days and term the contract at that time, also schedule appointment with tenant to move.
- Has charging re-inspection fees had a negative effect on landlord recruitment or participants?
  - No, landlords have come to understand that it benefits them to pay the fee instead of failing the inspection and having to resubmit paperwork and go through that process. It also saves them money if the unit fails prior to them receiving rent—they only have to pay \$75 instead of losing the whole rent amount.
- Has this caused your moves to increase?
  - No, actually, the opposite because they're not final failing as often.