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HCV PROGRAM NEWS

HUD Extends NSPIRE-V Compliance Deadline to February 2027

The Department of Housing and Urban Development ([HUD](#)) has extended the compliance deadline to implement 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) until **February 1, 2027**. The extension gives PHAs more time to effectively comply with the new requirements.

Key points include:

- The extension applies to changes in the definition of Housing Quality Standards (HQS) from the NSPIRE final rule
- **Requirements for [carbon monoxide](#) and [smoke](#) alarms remain in place due to existing Congressional mandates**
- Lead-based paint visual assessment standards remain unchanged

PLEASE TAKE NOTE:

SMOKE DETECTORS are required on each level of the home, within 21' of every bedroom door and **WITHIN** each bedroom. If installed on wall, they must be between 4" and 12" from the ceiling. If ceiling mounted, they must be at least 4" from the wall. Detector's must not be "near" (within 3') of a window, exterior door, HVAC register, fan, etc. and not within 10' of a stove/range.

**** FAILURE TO COMPLY WITH THE SMOKE DETECTOR RULE AS STATED
ABOVE WILL RESULT IN A 24-HOUR FAIL EFFECTIVE OCT. 1, 2025****