



HOUSING AUTHORITY OF WASHINGTON COUNTY
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A note from the Director of Housing Stabilization:

Landlord participation is the cornerstone of the Housing Choice Voucher Program and a vital part of our community's solution to the affordable housing crisis. Your willingness to partner with us opens doors for individuals and families who need a safe, stable place to call home.

While our team is committed to providing resources, guidance, and support, we can only succeed through active, two-way communication and collaboration. By working together, we can protect your investments, strengthen our neighborhoods, and create lasting housing stability for those who need it most.

Thank you for being an essential part of this mission.

Allison Palmer, Director of Housing Stabilization

HUD Updates for Landlords

Featured Information

NSPIRE, October 1, 2025 

Maryland Tenant Bill of Rights 

Tenancy Addendum 

Rent Increase/Notice 

Mold and Moisture 

Housing Choice Voucher STAFF



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Current or Upcoming Vacancies?

Email Sierra Koontz, Client Service Coordinator: skoontz@hawcmd.org



HUD Updates

Please note that all underlined items include the hyperlinks for documents and website information.

Maryland Tenant Bill of Rights

The [Maryland Tenant Bill of Rights](#) must now be attached to every lease, beginning July 1, 2025.

Tenancy Addendum

The Section 8 Tenant- Based Assistance Housing Choice Voucher Program requires the [Tenancy Addendum](#) to be a part of the lease agreement.

Mold and Moisture Guidelines.

Please note that there are new guidelines from the United States [Environmental Protection Agency](#) regarding Mold and moisture.

Please review all documents so that you are familiar with the regulations provide by the state of Maryland and HUD.

NSPIRE

October 1, 2025- New requirements for unit inspections.

The following are some of the updates that will require your attention:

Smoke and Carbon Monoxide Alarms
Infestations
Handrails/Guardrails
Mold-like substances

[HUD EXCHANGE: Landlords](#)

NSPIRE Inspections

- Schedule routine visits to be aware of the condition of your property.
- Be proactive- repair deficiencies as they occur. This helps avoid overwhelming repairs at the time of inspection.
- Observe all areas of the unit- inside and out.
- Look for all health and safety concerns- including Life-Threatening deficiencies.
- Involve residents: Listen to their concerns and respond promptly to maintenance requests.
- Check with local PHA (HAWC) for approved variations in matters that relate to local code.
- Become familiar with [NSPIRE standards](#) and the [NSPIRE checklist](#).

RENT INCREASES

Per the Housing Assistance Payments (HAP) Contract, Section 18d, "owner must notify the PHA of any changes in the amount of the rent to owner at least **sixty days** before any such changes go into effect..."

Per the HAP Contract, Section 19, "Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing." **Please copy us on all correspondence with your tenant related to the lease agreement so our agency is able to support you in enforcing the lease.**