

Housing Authority of the City of Fort Lauderdale

AVOIDING ABATEMENT NOTICE

Q: What is an abatement?

A: An abatement is the suspension of Housing Assistance Payments (HAP) payments to the landlord because the landlord did not correct owner responsible deficiencies within the allowable timeframe.

Q: Why was my Section 8 HAP abated?

A: The most common cause for an abatement is a Section 8 rental unit failing Housing Quality Standards (HQS). Landlords are responsible for ensuring that their units conform to HQS. Section 8 units that fail HQS inspection, either at the annual inspection or when a tenant calls the Housing Authority for a maintenance complaint, will have the HAP abated if you do not correct the deficiencies within the required timeframe. If the problem is a life threatening or a serious health and safety violation, you must correct the problem within 24 hours.

Q: How do I know what the deficiencies are in the unit?

A: The housing inspector will give you a copy of the inspection report which tells you what needs to be fixed in the unit. You will be given 30 days (or 24 hours for life threatening situations) to correct the problems. After 30 days (or 24 hours), the unit will be re-inspected.

Q: How do I avoid an abatement?

A: To avoid abatement, make sure that your units meet Housing Quality Standards (HQS) at all times. When the unit is scheduled for annual inspection, you may be present at the time of the inspection. We recommend that you inspect your unit before the annual inspection and correct any deficiencies you find before the inspection. If the housing inspector finds any problems in the unit which you must fix during the annual inspection, you must fix the problem(s) within 30 days (or 24 hours if it is a life threatening problem) when the unit will be re-inspected.

Q: When I know that an inspection will not pass because repairs have not been completed, can I request an extension?

The HACFL will grant an extension in lieu of abatement under the following conditions:

- ❑ **Extension must be requested in writing prior to the re-inspection date and must be accompanied by appropriate documentation to support the reasons for the need for an extension.**

- ❑ **The extension will be made for a period of time not to exceed Thirty days.**

Possible reasons to grant an extension:

- The owner has a good history of HQS compliance.
- The failed items are minor in nature.
- There is an unavoidable delay in completing repairs due to difficulties in obtaining parts or contracting for services.
- The owner makes a good faith effort to make the repairs.
- The repairs are expensive (such as exterior painting or roof repair) and the owner needs time to obtain the funds.
- The repairs must be delayed due to climate conditions.