

5325 GENERAL POLICIES FOR ANNUAL INSPECTIONS

- 5325.1 Units that do not meet the criteria for biennial Housing Quality Standard inspections as set forth in § 5325.5 shall be subject to annual HQS inspections.
- 5325.2 If the tenant or Owner complains that the unit does not meet Housing Quality Standards, DCHA shall conduct a complaint inspection. DCHA shall only inspect violations subject to the complaint from the Owner or Family, but if other violations are noticed during the inspection, DCHA shall also note those violations and require the Owner or Family to repair the violations.
- 5325.3 The Owner or Family shall be given time to correct the failed violations pursuant to the following guidelines:
- (a) If the violation is listed in the emergency repair items list as set forth in § 5326, the Owner or Family shall be given twenty-four (24) hours to correct the violation after being notified; or
 - (b) For all other cited violations, the Owner or Family shall be given thirty (30) days to correct the violation.
- 5325.4 Minor violations that are listed as “Passed with Comments” on the inspection report shall not be re-inspected on site. Instead the tenant and Owner will be given a self-certification form, whereby they can certify that the violations have been repaired.
- (a) If the Family does not repair the minor violations attributable to the Family, the Family will not be approved for a transfer voucher except in emergency circumstances as set forth in § 8500.1; or
 - (b) If the Owner does not repair the minor violations attributable to the Owner, the Owner will not be approved for an annual rent increase.
- 5325.5 Criteria for Biennial HQS Inspections:
- (a) Units that receive DCHA Moderate Rehabilitation Program assistance, Single Room Occupancy Program assistance, Federal Project-based assistance, or Local Project-based assistance shall automatically qualify for biennial HQS inspections.
 - (b) DCHA may approve units that receive Federal Tenant-based assistance or Local Tenant-based assistance for biennial HQS inspections when the units have not had a final failed inspection due to a Family or Owner violation in the past two (2) years from the date of DCHA approval.

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- (c) DCHA will conduct a higher percentage of annual Quality Assurance HQS inspections on any unit qualified for biennial HQS inspections.
- (d) DCHA has the right to reinstitute annual HQS inspections for units that were previously approved for biennial HQS inspections if there is a pattern of HQS non-compliance for either the Family or Owner.
- (e) Approval of a unit for biennial HQS inspection does not waive the right of DCHA to inspect the unit at any time, or the rights of the Owner or Family to have DCHA conduct a complaint or compliance inspection.

SOURCE: Final Rulemaking published at 59 DCR 7890 (June 29, 2012); as amended by Final Rulemaking published at 63 DCR 9693 (July 22, 2016).