



# Great Plains Housing Authority

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Dickey Sargent Housing Authority

We want to take this time to remind landlords of some Voucher program rules, Fair Housing regulations, helpful tips.

- Voucher tenants need to provide proof that they have been approved for housing – a client should have an active voucher and request for tenancy packet.
- The housing authority does not pay any back rent, deposits, or utilities.
- Housing clients CANNOT sign a lease prior to inspection approval per federal regulations.
- Please give a 60-day notice to change the rent in accordance with your lease, the housing authority and tenant must receive the notice.
- Any household changes (people moving in or out) MUST be approved by the housing authority as well as the landlord in advance.
- Landlords must follow all state and local laws regarding evictions, notices must be promptly sent to the housing authority.
- Tenants may request a hearing to reinstate their housing.
- Landlords must screen voucher participants the same as all other clients.
- Landlords cannot deny a tenant because they receive housing assistance.
- HUD requires landlords to disclose any known lead-based paint issues, even if the unit was approved prior
- The HUD Tenancy Addendum are lease terms a landlord must abide by to receive housing assistance payments.
- Landlords/property managers cannot lease to a parent, grandparent, grandchild, sister, brother, girlfriend, boyfriend, spouse, or any other direct relative. unless the unit provides a reasonable accommodation not found elsewhere.
- A HAP contract is a three-party agreement. If any party ends the agreement, the housing assistance stops.
- HUD prohibits the housing authority from paying any assistance past the end of the month of when a client passes away or terminates assistance.
- We suggest landlords work with apartment associations and other groups to stay educated and use proper leases.
- Landlords must give proper notice prior to entering a unit and follow state law.
- All fair housing laws including laws governing service and companion animals must be followed.

Great Plains Housing Authority has some excellent landlord resources and HUD documents on its website under “Important Information.” We encourage landlords to view the GPHA guidebook and watch the Section 8 video.

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