HOTMA Compliance Date Extended to January 1, 2028

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Today, the Office of Multifamily Housing Programs published a Housing Notice extending the Housing Opportunity Through Modernization Act of 2016 (HOTMA) compliance date from January 1, 2027 to January 1, 2028, for all owners participating in HUD Multifamily project-based rental assistance programs. Full compliance with the HOTMA final rule and discretionary policies is mandatory for all certifications with a January 1, 2028, date or later.

Owners may become fully compliant with HOTMA rules and regulations prior to January 1, 2028, by using the rent override function in the Tenant Rental Assistance Certification System (TRACS). Owners will not be penalized for HOTMA-related tenant file errors during Management and Occupancy Reviews (MORs) prior to January 1, 2028. Instead, the Contract Administrator will issue observations with corrective actions. Owners should continue to follow their existing Tenant Selection Plans (TSP) and Enterprise Income Verification (EIV) policies and procedures until they are fully compliant with HOTMA.

For questions regarding this notice please contact MFH_HOTMA@hud.gov.