



ANNOUNCEMENTS

June 22, 2022

NSPIRE Standards Published for Public Comment

On June 17, 2022, HUD published in the Federal Register the proposed [National Standards for the Physical Inspection of Real Estate \(NSPIRE\)](#) for public comment. Comments on the Federal Register notice and standards are due **by August 1, 2022**. Comments should be sent electronically through www.regulations.gov as directed in the notice.

The NSPIRE Standards will replace and significantly strengthen HUD's current physical condition requirements, known as the Uniform Physical Condition Standards (UPCS) for public housing and the Housing Quality Standards (HQS) for the Housing Choice Voucher (HCV) and Project-based Voucher (PBV) programs. The NSPIRE Standards are a critical component of the [NSPIRE Rule](#), proposed on January 13, 2021.

As described in the proposed rule and notice, the NSPIRE Standards:

- Prioritize health, safety, and functional defects over appearance;
- Update HUD's physical inspection model, which is now 20+ years old;
- Focus on the areas that impact residents – their units;
- Strengthen fire protection deficiencies;
- Provide a more accurate score for property conditions; and
- Align inspection standards across all HUD-assisted properties, as directed by Congress.

The Federal Register notice seeks comment on the proposed standards, and includes 13 specific questions for public input, including mold, safe drinking water, requirements for a permanent heating source, minimum temperature, electrical outlets, deficiency correction time frames, and pest infestation. The detailed NSPIRE Standards posted on [HUD's website](#) for comment are organized into "tables" covering individual housing components or hazard inspected. Table 63 proposes an update to the list of life-threatening conditions covered by the Housing Opportunity Through Modernization Act of 2016 Life-Threatening List for the HCV and PBV programs. The [NSPIRE Standards](#) are linked from the Federal Register notice.

The Standards will be finalized and effective after the NSPIRE final rule is issued.