



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Juana B. Matias, Secretary

To: Regional Administering Agencies
From: Edwin Bonilla, Inspections Specialist, EOHLC
Date: July 14, 2026
Re: Federal Rental Assistance Inspection Policy Update: Biennial Inspections

EOHLC is issuing this updated guidance to streamline inspection requirements, improve consistency across RAAs, and reduce administrative burden while maintaining compliance with Housing Quality Standards (HQS). This table outlines the current policy and the new policies which are effective immediately (these changes will also be reflected in the January 1, 2027 edition of the HCV Administrative Plan at Section 8.3.2).

Effective immediately, this policy places all households under a biennial inspection requirement. During the Yardi system conversion, all inspections that were completed in 2025 were placed on a biennial schedule. As inspections are done, the Yardi system will automatically place the next inspection as two years from the date of the current inspection. Additional details, exceptions and clarifications are in the chart below.

For questions or additional guidance, please contact Edwin Bonilla, the EOHLC Inspections Specialist, at edwin.bonilla@mass.gov.

Area	Former Policy	New Policy
Inspection Frequency (all federal programs, including Mod Rehab)	- RAAs should use biennial inspections where units are eligible - RAAs may transition a unit to biennial inspections after it passes the first annual inspection following the initial inspection, called “first pass” requirement - If a unit fails, it must remain on an annual inspection schedule until it passes on the first attempt	- All units, including Mod Rehabs, were placed on a biennial inspection schedule during the Yardi conversion - RAAs may require annual inspections if a unit fails due to life-threatening deficiencies or the RAA determines that there is other good cause, such as previous poor performance, consistent tenant-caused inspection failures, hoarding, or other circumstances that indicate an increased risk of noncompliance - In such cases, the RAA must document the reason in the unit file and address and track in Yardi - Requests for special inspections will not change - If an RAA determines that a unit should remain on an annual inspection schedule,

Area	Former Policy	New Policy
		the RAA is responsible for tracking those units. The system will automatically place all units on a biennial inspection schedule and will not track or maintain annual inspection • RAAs must ensure that units remaining on an annual schedule are tracked in Yardi and monitored to ensure timely inspections
Lead Compliance	• Units constructed before 1978, with a letter of lead compliance and children under six residing, must be inspected annually	• Units constructed before 1978, with a letter of lead compliance and children under six residing in the unit, shall be inspected biennially, subject to the same exceptions above allowing annual inspections
Requests for Tenancy Approval (RFTA)	• Until April 2026, RAAs required a Certificate of Fitness or Certificate of Occupancy from local Boards of Health (BOH)	• As of April 2026, EOHLC has removed this requirement
Quality Control	• Audit inspections are required for 3% of the portfolio	• No change
Administrative Efficiencies	• Continued use of Non-Life-Threatening (NLT) deficiency policies • RAAs shall accept adequate photo or video evidence to verify completion of repairs	• No change