Jackson County Housing Authority
Housing Choice Voucher (Section 8) Program

Important Notice to all Landlords or Property Management Companies

In 2022 Congress passed the "Public and Federally Assisted Housing Fire Safety Act of 2022". This new law introduced new smoke alarm requirements for all federally assisted housing. This notice is being provided as a courtesy to ensure that landlords are informed of these changes and can make any necessary updates before the scheduled annual inspection of the unit.

The new requirements are outlined below:

- All smoke alarms must be either hard-wired or have a sealed 10-year tamper-resistant battery.
- Smoke alarms must be installed on every level of the unit, including the basement.
- Smoke alarms must be either installed in each sleeping room or in the hallway outside the sleeping rooms.
- If there are any family members who have a disability, the installed smoke detectors must meet the accessibility needs of that individual to ensure safety. An example of this is to install a smoke detector with a strobe light and/or vibrating alarms for someone who is deaf or hard of hearing.
- Smoke detectors should be tested monthly.
- Smoke detectors that are 10+ years old or do not respond when tested should be replaced.

Non-compliant smoke alarms will result in an inspection failure that must be addressed within 24 hours. Non-compliance may result in the abatement of Housing Assistance Payments if not corrected within 24 hours.

If you have any questions related to this or any other inspection requirements, please reach out to JCHA's HCV Inspector at 618-684-3183 ext. 209.