U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING—
FEDERAL HOUSING COMMISSIONER

Special Attention of:

All Multifamily Regional Center Directors
All Multifamily Satellite Office Directors
All Multifamily Asset Management Division Directors
All Multifamily Operations Officers
All Multifamily Field Counsel
All Contract Administrators
All Multifamily Project Owners

Notice H–2026–07
Issued: 11/02/2026

Expires: This Notice remains in effect until amended, superseded, or rescinded

Supersedes: Notice H 2025-07
Cross-references: Notice H 2023-10

SUBJECT: Revised Compliance Date: Implementation of Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)

I. Purpose

Section 6.2 of "Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)" (Notice H 2023-10) establishes a date of January 1, 2025, by which Multifamily Housing (MFH) Owners must be in full compliance with the HOTMA final rule.[1] The purpose of this Notice is to extend the compliance date to January 1, 2028.

II. Background

Section 6.2 of Notice H 2023–10 requires Multifamily Housing Owners to be in full compliance with the HOTMA final rule and HUD's updated income and asset documentation requirements for income certifications having an effective date on or after January 1, 2025. HUD published Notice H 2025–07 that extended the January 1, 2026 deadline to January 1, 2027. This Notice, however, extends the compliance date to January 1, 2028. The requirement applies to Multifamily Housing Owners participating in the programs listed in Section 4 (Applicability) of Notice H 2023–10.

III. Revision of Date

The mandatory compliance date stated in section 6.2 of Notice H 2023–10 is hereby revised from January 1, 2025 to January 1, 2028.

IV. Further Information

If you have questions about this Notice, please send them to MFH_HOTMA@hud.gov.

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Joseph M. Gormley, performing the delegable duties of the Assistant Secretary for Housing – Federal Housing Commissioner

[1] Housing Opportunity Through Modernization Act of 2016: Implementation of Sections 102, 103, and 104, 88 Fed. Reg. 9600 (Feb. 14, 2023).