

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



OFFICE OF HOUSING

ADMINISTRATIVE MEMORANDUM
OFFICE OF MULTIFAMILY HOUSING PRODUCTION

MEMORANDUM FOR: All Multifamily Mortgagees
All Multifamily Regional and Satellite Office Directors & Production Staff

FROM: Willie Fobbs III, Director, Office of Multifamily Production

SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT STANDARD
ASTM E1527-21

**ADOPTION OF NEW PHASE I ENVIRONMENTAL SITE ASSESSMENT STANDARD,
ASTM E1527-21**

ASTM, Inc., published a new standard for Phase I Environmental Site Assessments (ESAs) titled ASTM E1527-21 on November 2, 2021. On December 15, 2022, the Environmental Protection Agency (EPA) published a final rule to amend its All Appropriate Inquiries (AAI) rule at 40 CFR 312.11 to reference the new standard as sufficient to satisfy the requirements of the rule, with an effective date of February 13th, 2023. The EPA rule also established a sunset period through February 13, 2024, for the ASTM E 1527-13 standard.

The MAP Guide requires use of the most recent edition of industry standards for compliance with environmental laws and regulations. For the ASTM E1527 standard, HUD requires the most recent standard that EPA has adopted and referenced in the AAI rule. Although the EPA has established an effective date of February 13, 2023, the final rule states that EPA determined the ASTM E1527-21 standard to be compliant with the requirements of the All Appropriate Inquiries rule. Therefore, applications submitted after the EPA final rule's publication on December 15, 2022, and prior to February 14, 2024, may use either ASTM 1527-21 or ASTM 1527-13.

Applications submitted prior to February 14, 2024, that included a Phase I ESA using E1527-13 and that met time frame requirements at MAP Guide Section 9.4.1.A.4 will not have to submit a new Phase I ESA to conform with the new standard.

For new applications after February 13, 2024, all Phase I ESAs must conform to ASTM E1527-21.

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