

IMPORTANT NOTICE REGARDING YOUR MULTI-FAMILY PROPERTY



Scan or go to
<https://bit.ly/PriorityDwellingInfo>



The Strengthening Renters' Safety Act takes effect on January 1, 2026.

The Act establishes criteria for identifying “priority dwellings” that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A “priority dwelling” means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:

- Issued a violation notice that remained unabated for more than 90 days
- Issued four or more violation notices during the previous year
- Been subject to a certain number of recorded 311 calls from residents
- Scored less than or equal to 79 on HUD’s NSPIRE score

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

Go to <https://bit.ly/PriorityDwellingInfo>
to learn more about the new law.