

KNOW YOUR RIGHTS:



SECTION 8 HOUSING CHOICE VOUCHER



**LEGAL AID
SOCIETY**
OF MID-NEW YORK, INC.

#1: TENANT-BASED

**A Housing Choice
Voucher is tenant-
based and
“portable.”**

**You take the
voucher with you if
you move!**

#2: RENT

Tenants generally pay up to 30% of their income toward rent and utilities. The Voucher pays the rest!

The amount the voucher pays is capped at a “payment standard.”



#3: HOUSING QUALITY STANDARDS (HQS)

If there is a life-threatening HQS deficiency, the landlord must correct it within 24 hours.

If there is non-life-threatening HQS deficiency, the landlord must correct it within 30 days.

The Public Housing Agency can withhold its portion of the rent during this time.

You must still pay your portion of the rent!

#4: EVICTION

During the initial lease term, your landlord can only evict you for “good cause.”

After the initial lease term ends, the landlord can evict you for any lawful reason.

#5: EVICTION NOTICE

If your landlord brings an eviction case against you, your landlord has to notify the Public Housing Agency that administers your Voucher.

#6: VOUCHER TERMINATION

Your Voucher can be terminated for:

- **Not recertifying.**
- **Not allowing access for HQS inspections or repairs.**
- **Allowing unauthorized people to live in the apartment.**
- **Serious or repeated violations of the lease.**

#7: MOVING WITH A VOUCHER

If you move out, the Public Housing Authority allows a limited amount of time for you to find housing, usually 60 days!

This means if you don't find a unit in that time, your voucher may be terminated.



#8: ILLEGAL DISCRIMINATION

If a landlord does not rent to you because of your Voucher, that may be illegal discrimination based on source of income.

(N.Y. Executive Law § 296)



#9: MOBILE HOMES

A Section 8 Housing Choice Voucher can be used to live in a mobile/manufactured home.



**Need legal assistance or advice
regarding your rights?**

**Contact our Housing Preservation
Line at (315) 793-7083.***

PLEASE NOTE that this post is intended to give general information, not legal advice. The information posted here may not apply to your particular situation. The law could change in the future. Whenever possible, please speak to a lawyer for advice and representation.

***Representation is not guaranteed; financial eligibility standards apply.**

