

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM RESPONSIBILITIES OF OWNER/MANAGER/LANDLORD

As a participating landlord under the Section 8 Housing Choice Voucher Program, you must:

1. Maintain the dwelling unit in a decent, safe and sanitary condition.
2. Report any program abuse to the Housing Authority. Program abuse includes a tenant's misrepresentation of income, a misrepresentation of family composition, or tenant participation in illegal activities.
3. Notify the Housing Authority immediately if:
 - a. Unauthorized individuals have moved into the dwelling unit.
 - b. A tenant vacates the unit.
 - c. A tenant damages the premises.
 - d. A tenant owes unpaid rent.
4. Provide to the Housing Authority copies of any termination notices. If a tenant intends to vacate, they must provide you with a 30 days written notice and a copy of such notice must be provided to the Housing Authority.
5. Contact the Housing Authority before any eviction proceedings are commenced. Provide copies of any eviction notices to the Housing Authority.

The Housing Authority has no liability or responsibility concerning a family's behavior or suitability for tenancy. Screening and selection for tenancy is your responsibility.

South Dakota law states that the maximum amount that a landlord can collect from a tenant for a security deposit is one month's rent.

It is your responsibility to enforce the terms of the lease. If you require assistance with a tenant problem, contact the Housing Authority.

It is illegal to charge the assisted tenant additional rent or other charges for the unit other than the amount set forth in your Housing Assistance Payments Contract.

Improperly requiring tenants to pay rent in excess of what is authorized by the applicable Housing Assistance Payments Contract represents both an actionable offense under the False Claims Act and such action may qualify as a criminal offense under 18 U.S.C. Sections 287 and 1343.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE SECTION 8 PROGRAM MANAGER.