

OWNER/LANDLORD INFORMATION

The **Housing Assistance Payments (HAP) Contract** is a contractual agreement between the Landlord and the Housing Agency to begin Housing Assistance Payments on behalf of the Section 8 participant.

The owner may not charge or accept from the family or from any other source, any payment for rent of the unit in addition to the rent to the owner. Rent to the owner includes all housing services, maintenance, utilities, and appliances to be provided and paid by the owner in accordance with the lease. **This prohibits the owner from collecting any rent money beyond the contract rent stated in the HAP contract and the tenant lease.**

Owners may be liable for any breach of the HAP Contract, and where the owner has charged the tenant a separate amount for rent for the unit leased, the HAP may be terminated and the owner may be required to pay back some or all of the Housing Assistance Payments made to the owner which were cashed and accepted by the owner/landlord. Furthermore, owners may be sued for up to treble damages for all overpaid Housing Assistance Payments.

We strongly suggest that all owners/landlords and the owner's authorized agent(s) carefully read the Housing Assistance Payment Contract in its entirety. If there are any questions, the owner/landlord or owner's unauthorized agent(s), should contact the Section 8 office at (607) 547-8839.

How to request a rent increase: Rent increases will only be processed on the annual renewal date of a lease. Changes in the rent must be submitted to the Section 8 Office sixty (60) days before the commencement of the new rent. The notification must be written and signed by both the landlord *and* the tenant. The proposed rent must be reasonable and approved by the Section 8 office.

This sixty (60) day notice requirement is for the Section 8 office. In New York State, landlords are required to provide tenants 90 days advanced written notice before raising their rent if the increase will be of more than 5% and the tenant has lived in the unit for two or more years.

The HAP Contract will also be mailed to you for your signature, along with the lease, when we have received the Request for Tenancy Approval paperwork and the unit has passed its Housing Quality Standards inspection.