



April 13, 2026

Regulations Division
Office of General Counsel
U.S. Department of Housing and Urban Development
451 7th Street SW, Room 10276
Washington, DC 20410

RE: Proposed Rule — Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent, RIN 2501-AE14

Dear Sir or Madam:

The National Leased Housing Association (NLHA) submits these comments in support of the Department's proposed rule to revoke the 30-day notification requirement prior to termination of lease for nonpayment of rent. NLHA is a national nonprofit membership organization representing a broad spectrum of affordable housing stakeholders, including public housing authorities, private owners and managers of HUD-assisted properties, lenders, investors, and other industry partners. Our members are directly affected by federal notice requirements governing lease terminations, and we welcome the opportunity to provide input on this rulemaking.

NLHA strongly supports this revocation. Eviction proceedings, including required notification periods, are already extensively regulated at the state and local level. All fifty states, the District of Columbia, and most local jurisdictions have detailed statutory and procedural frameworks governing the timing and form of notices to terminate tenancy for nonpayment of rent. These requirements are informed by local housing conditions, court procedures, and landlord-tenant law traditions specific to each jurisdiction. They are, in short, well-calibrated to the communities they serve.

The 2021 and 2024 HUD rules imposing a uniform 30-day federal notice requirement added an unnecessary and duplicative layer on top of these existing frameworks. Rather than providing meaningful additional protection to residents, the requirement created confusion for housing providers. When a federal notice period conflicts with or extends beyond what state law requires, owners face uncertainty about how these overlapping requirements interact, inviting litigation risk and procedural missteps. The added administrative burden has translated into real costs that ultimately affect the financial sustainability of affordable housing operations and discourage investment in affordable housing.

Restoring the pre-2021 framework is the appropriate policy approach. It eliminates federal overreach into a domain where state and local governments are better positioned to set requirements, and it reduces the regulatory complexity faced by HUD-assisted housing providers. NLHA commends Secretary Turner and the Department for taking this step as part of a broader commitment to reducing regulatory burdens on affordable housing providers.

NLHA appreciates the opportunity to comment on this proposed rule and urges HUD to finalize the revocation promptly.

Respectfully submitted,



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COO/Executive Director

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