

# WHO PAYS FOR REASONABLE MODIFICATIONS?

To understand who is financially responsible for reasonable modifications of a rental property, follow the steps below.

Is the place of residence a



Single-Family unit  
(house)?

Or a



Multi-Family unit  
(apartment)?

## Single-Family

Does the property owner receive federal financial assistance for the residence (i.e., HUD subsidized)?

The **property owner** is financially responsible unless they prove undue financial burden.

The **tenant** is financially responsible.

Did the property owner or rental agent make an agreement with the tenant to pay for modifications?

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Is the residency a TDHCA Low-Income Housing Tax Credit (LIHTC) property built **AFTER** 2001?

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## Multi-Family

Is the residence located in a building with four or more units?

Was the residence built for the first occupancy **AFTER** March 13, 1991?

Does the modification fall under one of the seven Fair Housing Act Design & Construction (D&C) requirements?

The **original owner, builder, or architect** pays unless an exemption applies.

