

Privatized Housing and the Tenant Bill of Rights

HOURS

MONDAY TO
THURSDAY

0900-1530

POWERS OF
ATTORNEY AND
NOTARIES

(910)394-2341

ATTORNEY
CONSULTATIONS
ARE BY
APPOINTMENT
ONLY.

FOR AFTER HOURS
EMERGENCIES,
CALL THE
COMMAND POST
AT

(910)394-9000 TO
REACH THE ON-
CALL JAG.

From mold to plumbing issues, military housing communities are filled with problems. Due to these numerous issues, the Department of Defense published the Military Housing Privatization Initiative Tenant Bill of Rights in August of 2021. This change included standard lease language with state-specific addenda, 7-year maintenance histories, standardized inspection criteria, and formal dispute resolution processes.

Your rights as a tenant mean that your housing must meet health and environmental standards. Gone are the days of being told to just deal with it. There are even processes that allow rent to be withheld in certain circumstances during the dispute resolution process.

Because we are located at an Army base, the Army's process are followed for housing dispute issues. The first step involves engaging with the landlord about whatever issue there may be. If that is unsuccessful, then you would go through the informal dispute resolution process. A mediation is conducted by the Garrison Commander within 10 days during the informal dispute resolution process at



which the tenant may be represented by an attorney.

If the informal mediation does not solve the issue then there is a formal dispute process which involves an arbitration overseen by the installation management commander. The timeline for resolution of the formal dispute process is 30 days, but can be extended up to 60 days. If you have questions about issues with the military housing office or the Tenant Bill of Rights, do not hesitate to contact the Pope Legal Office to speak to an attorney.

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ETHICS CORNER

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