

Updated: 10/15/13

D.C. OFFICE OF THE TENANT ADVOCATE

***D.C. COUNCIL PERIOD 20
TENANT AND RENTAL HOUSING-RELATED LEGISLATION***

Below is a tracking chart for tenant and rental-housing related legislation introduced during the current 2-year session of the D.C. Council. Council Period 20 began on January 1, 2013, and will end on December 31, 2014.

This tracking chart also includes links to the full text of the bill if it is available on the D.C. Council's website (<http://dccouncil.us/>).

For periodic updates, visit ota.dc.gov and click the "Services" tab; then the "Policy Advocacy" link; then "Legislative Tracking Charts and Weblinks"; then "Legislation Tracking Chart/Weblinks, DC Council Session 20." To learn more about the legislative process, go to "How a bill becomes a law" under the "Policy Advocacy" tab.

***Organization of the DC Council for Period 20
Committee: Committee Chairperson / other Committee members***

COW = Committee of the Whole: **Mendelson** / all other Councilmembers

BSCA = Business Consumer and Regulatory Affairs: **Orange** / Alexander, Cheh, Graham, Grosso

ED = Economic Development: **Bowser** / Bonds, Evans, McDuffie, Orange

GO = Government Operations: **McDuffie** / Bowser, Catania, Cheh, Orange

JPS = Judiciary and Public Safety: **Wells** / Bonds, Bowser, Cheh, Evans

E = Education: **Catania** / Alexander, Barry, Grosso, Wells

FR = Finance and Revenue: **Evans** / Barry, Bowser, Catania, Grosso

H = Health: **Alexander** / Bonds, Barry, Catania, Grosso, Orange

HS = Human Services: **Graham** / Barry, Bonds, McDuffie, Wells

TE = Transportation and the Environment: **Cheh** / Evans, Graham, McDuffie, Wells

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This list is periodically updated to include introductions of legislation of interest to the tenant community, and the progress of these bills through the legislative process. If you have any questions or concerns about any rental housing legislation or rulemaking, please contact the OTA's Legislative Director Joel Cohn at (202) 719-6568 or at joel.cohn@dc.gov.

<p>B20-0052 "RENT CONTROL VOLUNTARY AGREEMENT PROCEDURE AMENDMENT ACT OF 2013"</p> <p>DATE INTRODUCED: 1/8/2013</p> <p>INTRODUCED BY: Graham, Cheh</p> <p>COSPONSOR(S): Alexander, Evans, Grosso, Bonds, McDuffie, Barry, Mendelson</p> <p>REFERRED TO: ED COMMENTS: BCRA, JPS</p> <p>HEARING:</p> <p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	<p>Long title:</p> <p>To amend the Rental Housing Act to ensure that any affected tenant has the opportunity to be heard before the approval or disapproval of a voluntary agreement to raise the rents in a rent-controlled accommodation; to ensure that the Rent Administrator has the opportunity to present grounds for disapproval of a voluntary agreement at a proceeding before the Office of Administrative Hearings; to eliminate automatic approval in the event that the voluntary agreement specifies rent increases for all units in the accommodation by a certain percentage; and to prohibit passive approval in the event that the Rent Administrator fails to approve or disapprove the voluntary agreement within a certain time period.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130122132617.pdf</p>
<p>B20-0057 "COMMUNITY RENEWABLE ENERGY ACT OF 2013"</p> <p>DATE INTRODUCED: 1/8/2013</p> <p>INTRODUCED BY: Alexander, Graham, Grosso, Bonds, Cheh, Wells, McDuffie, Barry</p>	<p>Long title:</p> <p>To amend the Retail Electric Competition and Consumer Protection Act of 1999 to update the net metering provisions to ensure consistency across programs, to allow for the creation of community renewable energy facilities that are renewable energy facilities interconnected at the distribution system level and located in a community served by an electric company, to allow retail customers of an electric company whose meters or</p>

<p>COSPONSOR(S):</p> <p>REFERRED TO: GO</p> <p>COMMENTS: --</p> <p>HEARING: ??</p> <p>1ST READING: 7/10/13</p> <p>2ND READING: 10/1/13</p> <p>REVIEW DATE ENDS: 10/7/13</p> <p>Act:</p> <p>Law:</p>	<p>accounts are within the District of Columbia and within the same service territory as a community renewable energy facility to subscribe to a community renewable energy facility, to allow for the establishment of subscriber organizations to beneficially own or operate community renewable energy facilities for subscribers, to allow for third parties under contract with subscriber organizations to build, own, or operate community renewable energy facilities, to allow for the monetary value of electricity generated by a community renewable energy facility to be credited to its subscribers to offset subscribers' electricity bills, and to allow the SOS administrator to offset wholesale purchases via community net metering, and to provide appropriate public-private financing mechanisms for renewable energy and related investments; and to amend the Renewable Energy Portfolio Standard Act of 2004 to require that the District Department of the Environment report progress towards solar generation goals.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20131003111525.pdf</p>
<p>B20-0058</p> <p>"TENANT BILL OF RIGHTS ACT OF 2013"</p> <p>DATE INTRODUCED: 1/8/2013</p> <p>INTRODUCED BY: Alexander, Barry, Bonds, Cheh, Evans, Graham, Grosso, Bonds, McDuffie, Mendelson</p> <p>COSPONSOR(S): Bowser</p> <p>REFERRED TO: ED</p> <p>HEARING:</p> <p>1ST READING:</p> <p>2ND READING:</p> <p>Act:</p>	<p>Long title:</p> <p>To amend the Office of the Chief Tenant Advocate Establishment Act of 2005 to require the Office of the Tenant Advocate to produce a Tenant Bill of Rights; to amend the Right of Tenants to Organize Amendment Act of 2006 to require all leases for residential rental units to be accompanied by the Tenant Bill of Rights; and to set forth civil penalties for failure by landlords to provide the Tenant Bill or Rights to tenants at the time that the lease is first presented</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130110171619.pdf</p>

<p>Law:</p> <p>B20-0074 "RESIDENTIAL LEASE OMNIBUS AMENDMENT ACT OF 2013"</p> <p>DATE INTRODUCED: 1/22/2013</p> <p>INTRODUCED BY: Cheh,</p> <p>COSPONSOR(S): Alexander, Bonds, Evans, Graham, McDuffie</p> <p>REFERRED TO: ED</p> <p>HEARING:</p> <p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	<p>Long title:</p> <p>To amend the Rental Housing Act of 1985 to clarify that a housing provider is prohibited from circumventing the rent control law by imposing on the tenant any mandatory fee for services or facilities except as included in the maximum rent charged; to extend for twelve months the TOPA rights of any tenant who has timely vacated a rental unit pursuant to a notice to vacate for the owner’s personal use and occupancy; and to define “reasonable notice” and “reasonable time” as these terms pertain to landlord entry into tenant units; and to amend the Housing Title of the D.C. Municipal Regulations to ensure that any lease requirement regarding the tenant’s notice of an intent to vacate is clear and conforms with existing law; to prohibit the housing provider from unreasonably withholding consent where the lease permits or does not prohibit subletting or lease assignment; and to provide tenants with damages when a landlord places or causes to be placed a prohibited provision in a lease in bad faith.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130124100022.pdf</p>
<p>B20-0077 "RENTAL HOUSING CONSUMER PROTECTION ACT OF 2013"</p> <p>INTRODUCED BY: Graham, Alexander, Cheh</p> <p>DATE INTRODUCED: 1/22/2013</p> <p>COSPONSOR(S): Bonds, McDuffie</p> <p>REFERRED TO: BCRA</p> <p>HEARING:</p>	<p>Long title:</p> <p>To amend Title 28 of the District of Columbia Official Code to permit a tenant to bring a claim against a housing provider under the District of Columbia Consumer Protection Procedures Act of 1976, and to limit that right to claims that cannot be brought under Section 216 of the Rental Housing Act of 1985.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130124095402.pdf</p>

<p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	
<p>B20-0113 "RENT CONTROL HARDSHIP PETITION LIMITATION AMENDMENT ACT OF 2013"</p> <p>DATE INTRODUCED: 2/5/2013</p> <p>INTRODUCED BY: Graham, Barry</p> <p>COSPONSOR(S): Alexander, Bonds, Cheh, Evans, Grosso, McDuffie, Mendelson</p> <p>REFERRED TO: ED</p> <p>HEARING:</p> <p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	<p>Long title:</p> <p>To amend the Rental Housing Act of 1985, in a case where a hardship petition has been filed to request a rent adjustment and the Rent Administrator has failed to issue a decision within 90 days, to limit the amount of the conditional rent increase for any affected unit to of 5 percent of the rent charged.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130207161441.pdf</p>
<p>B20-0368 "AIR QUALITY AMENDMENT ACT OF 2013"</p> <p>DATE INTRODUCED: 6/26/2013</p> <p>INTRODUCED BY: McDuffie, Cheh, Wells, Grosso</p> <p>COSPONSOR(S): Alexander, Bowser</p> <p>REFERRED TO: TE (Cheh)</p>	<p>Long title:</p> <p>To amend the District of Columbia Air Pollution Act of 1984 and the District of Columbia Municipal Regulations to establish a procedure for receiving, monitoring, and responding to air quality complaints; to increase the maximum penalties for emissions; and to set forth criteria for determining whether a particular emission interferes with the reasonable enjoyment of life and property.</p> <p>Full bill:</p>

<p>HEARING:</p> <p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	<p>http://dcclims1.dccouncil.us/images/00001/20130701171855.pdf</p>
<p>B20-0369 "TRUTH IN AFFORDABILITY REPORTING ACT OF 2013"</p> <p>DATE INTRODUCED: 6/26/2013</p> <p>INTRODUCED BY: McDuffie, Bowser, Grosso, Barry, Wells, Evans, Graham, Bonds, Cheh, Alexander</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: FR (Evans)</p> <p>HEARING:</p> <p>1ST READING: 2ND READING:</p> <p>Act: Law:</p>	<p>Long title:</p> <p>To require the office of the Chief Financial officer for the District of Columbia to calculate and report on the District of Columbia median family income; to require affordable housing units to be marketed utilizing affordability data expressed both in terms of area median income and actual income; to require the District of Columbia to express data about affordable housing in terms of area median income and actual income; to require the Mayor's Affordable Housing Database to track affordable housing data both by area median income and District of Columbia median family income; to require a tax abatement financial analyses provided to the Council to include the calculation of levels of housing affordability in terms of area median income, actual income , and District of Columbia median family income.</p> <p>Full bill:</p> <p>http://dcclims1.dccouncil.us/images/00001/20130701171922.pdf</p>