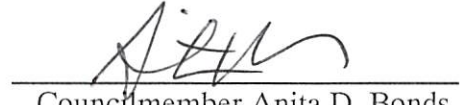
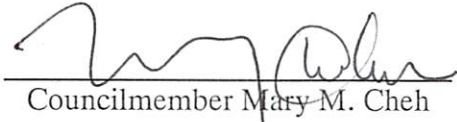
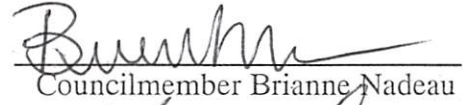
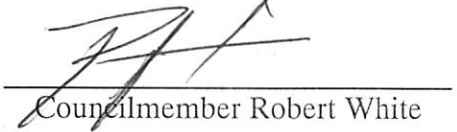


1   
2 Chairman Phil Mendelson

  
Councilmember Anita D. Bonds

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5 Councilmember Mary M. Cheh

  
Councilmember Brianne Nadeau

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8 Councilmember Robert White

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10 Councilmember Elissa Silverman

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15 A BILL  
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20 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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25 To amend the Rental Housing Act of 1985 to stabilize rents and help preserve the  
26 affordability of the District's rental housing stock by limiting the standard annual  
27 rent increase for rent control units to the Consumer Price Index (CPI-W), and by  
28 eliminating additional rent increases when a rent control apartment is vacated.  
29

30 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this  
31 act may be cited as the "Rental Housing Affordability Stabilization Amendment Act of 2016".

32 Sec. 2. The Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C.  
33 Official Code § 42-3501.01 *et seq.*), is amended as follows:

34 (a) Section 103 (D.C. Official Code § 42-3501.03) is amended by adding a new  
35 paragraph (29A) to read as follows:

36           “(29A) “Rent charged” means the maximum amount of rent that a housing provider may  
37 demand or receive for a rental unit covered by the Rent Stabilization Program of Title II, and that  
38 is on file with the Rental Accommodations Division, established pursuant to section 203.

39           (b) Section 208(h) (D.C. Official Code § 42-3502.08(h)) is amended to read as follows:

40           “(h) Unless the adjustment in the amount of rent charged is implemented pursuant to  
41 section 210, 211, 212, 214, or 215, an adjustment in the amount of rent charged shall not exceed  
42 the rent charged for the unit, plus the adjustment of general applicability taken as a percentage of  
43 the rent charged, the total adjustment not to exceed 5%; except, that for a unit occupied by an  
44 elderly tenant or a tenant with a disability, the amount of any adjustment shall not exceed the  
45 least of the following:

46                   (1) The adjustment of general applicability;

47                   (2) The most recent annual cost-of-living adjustment of benefits for social  
48 security recipients established pursuant to section 415(i) of the Social Security Act, approved  
49 August 28, 1950 (64 Stat. 506; 42 U.S.C. § 415(i)) (CPI-W); or

50                   (3) Five percent of the current rent charged.

51           (c) Section 213 (D.C. Official Code § 42-3502.13) is repealed.

52           (d) A new section 213a is added to read as follows:

53           “Section 213a. New tenancies.

54           “As part of a lease agreement for a new tenancy, the housing provider shall disclose to  
55 the tenant on a form published by the Rent Administrator:

56                   “(1) The rent charged for the rental unit at the commencement of the tenancy; and

57                   “(2) The amount of the increases in the rent charged for the rental unit during the

58 preceding 3 years, including the basis for each rent adjustment.”.

59           Sec. 3. Fiscal impact statement.

60           The Council adopts the fiscal impact statement in the committee report as the  
61 fiscal impact statement required by section 602(c)(3) of the District of Columbia Home  
62 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-  
63 206.02(c)(3)).

64           Sec. 4. Effective date.

65           This act shall take effect following approval by the Mayor (or in the event of veto  
66 by the Mayor, action by the Council to override the veto), a 30-day period of  
67 Congressional review as provided in section 602(c)(1) of the District of Columbia Home  
68 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-  
69 206.02(c)(1)), and publication in the District of Columbia Register.