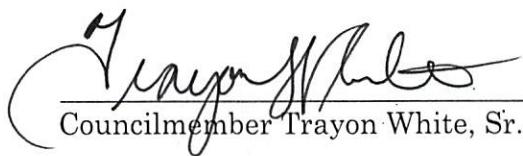


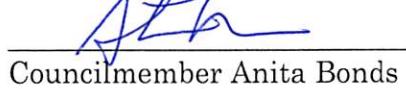
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2 Chairman Phil Mendelson

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5 Councilmember Mary Cheh

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Councilmember Charles Allen


Councilmember Trayon White, Sr.


Councilmember Anita Bonds

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Housing Production Trust Fund Act of 1988 to authorize fees collected pursuant to the Conversion of Rental Housing to Condominium or Cooperative Status Act of 1980 to be deposited in the Housing Production Trust Fund; to amend the Conversion of Rental Housing to Condominium or Cooperative Status Act of 1980 to provide that an owner of housing who reduces the number of units in an accommodation of 10 or fewer units shall pay a fee to the Mayor, to expand the fee exemption if a unit is rented in certain circumstances, and to direct the Mayor to deposit in the Housing Production Trust Fund all fees collected pursuant to this section; and to amend the Rental Housing Act of 1985 to provide for damages when a housing provider repossess a rental unit from a tenant in order to personally use and occupy or sell a housing unit for personal use and occupancy and subsequently receives rent within the following 12-month period, and to provide that a tenant who recovers damages shall not be barred from bringing any other civil action.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this

act may be cited as the "Housing Conversion and Eviction Clarification Amendment Act of 2019".

Sec. 2. Section 3(c) of the Housing Production Trust Fund Act of 1988, effective

March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2802(c)) is amended as follows:

(a) Paragraph (16) is amended by striking the phrase "; and" and inserting a

semicolon in its place.

(b) Paragraph (17) is amended by striking the period and inserting the phrase “;

45 and" in its place.

(c) A new paragraph (18) is added to read as follows:

“(18) All fees collected pursuant to section 204 of the Conversion of Rental

48 Housing to Condominium or Cooperative Status Act of 1980, effective September 10, 1980

49 (D.C. Law 3-86, D.C. Official Code § 42-3402.04).".

50 Sec. 3. Section 204 of the Conversion of Rental Housing to Condominium or

51 Cooperative Status Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official
52 Code § 42-3402.04) is amended as follows:

(c) The existing subsection (a-1) is redesignated as (a-1)(1).

4) A new subsection (c-1)(2) is added to read as follows:

¹¹ (C) *America's First Constitutional Crisis* (1996).

56 units, including vacant buildings, and thereby reduces the number of units in the housing
57 accommodation, shall pay the Mayor an additional conversion fee of 5% of the appraised
58 value of the most valuable unit in the building multiplied by the net decrease in units.”.

59 (c) Subsection (b) is amended as follows:

60 (1) Paragraph (1) is amended by striking the phrase "Is sold to a low-income
61 household" and inserting the phrase "Is sold or rented to a low-income household" in its
62 place.

63 (2) Paragraph (2) is amended by striking the phrase "Is sold to a member
64 of a household" and inserting the phrase "Is sold or rented to a member of a household" in
65 its place.

66 (3) Paragraph (3) is amended by striking the phrase "Is sold to a person" and
67 inserting the phrase "Is sold or rented to a person" in its place.

68 (d) A new subsection (d) is added to read as follows:

69 “(d) The Mayor shall deposit in the Housing Production Trust Fund, created
70 pursuant to the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C.
71 Law 7-202; D.C. Official Code § 42-2801, *et seq.*), all fees paid pursuant to this section.”.

72 Sec. 4. Section 501 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C.
73 Law 6-10: D.C. Official Code § 42-3505.01) is amended by adding a new subsection (e-1) to
74 read as follows:

75 “(e-1)(1) A housing provider who recovers possession pursuant to subsection (d) or (e)
76 of this section, or who purchases property from a housing provider who recovers possession
77 pursuant to subsection (e), and, during the 12-month period beginning on the date on which
78 the rental unit was originally repossessed by the housing provider, demands or receives
79 rent for the rental unit which was repossessed, or fails to personally use and occupy the
80 rental unit, shall be liable to the former tenant for:

81 “(A) Reasonable relocations costs; and

82 “(B) Additional damages in the amount of the rent charged in the last
83 month before the rental unit was repossessed multiplied by whichever of the following is
84 fewer:

85 “(i) The number of months that have elapsed between the date
86 on which the rental unit was originally repossessed and the date on which the housing
87 provider sells or begins to personally use and occupy the rental unit; or

88 “(ii) Twelve.

89 “(2) A housing provider shall not be liable for damages pursuant to paragraph
90 (1) of this subsection if the housing provider can demonstrate that, acting in good faith, he
91 or she failed to sell or to personally use and occupy the housing accommodation due to
92 circumstances outside of the housing provider’s control that arise after the rental unit was
93 repossessed.

94 “(3) A tenant who recovers damages pursuant to this subsection shall not be
95 barred from bringing any other civil action that may arise from the same circumstances.”.

96 Sec. 5. Fiscal impact statement.

97 The Council adopts the fiscal impact statement in the committee report as the fiscal
98 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
99 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

100 Sec. 6. Effective date.

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