

**OFFICE OF COUNCILMEMBER ANITA BONDS**  
CHAIR, COMMITTEE ON EXECUTIVE ADMINISTRATION AND LABOR  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, DC 20004

December 21, 2023

Nyasha Smith, Secretary  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W.  
Washington, DC 20004

Dear Secretary Smith,

Today, along with Councilmember Vincent C. Gray, I am introducing the “**Licensing for Accountability of Management of Properties (LAMP) Amendment Act of 2023**”. Please find enclosed a signed copy of the legislation that requires entities that provide property management services in the District of Columbia to be licensed pursuant to applicable District laws.

In 2015, the U.S. Attorney’s Office for the District of Columbia published a case, United States of America v. Lorraine Cyr, which found property manager Lorraine Cyr worked for Property Management Company A and subsequently established her own property management company, Lorraine Cyr Management Group, Inc. During both tenures of employment, Ms. Cyr embezzled over \$380,000 from her clients and used them for trips, gambling, purchases, and other lifestyle spendings. The embezzlement activities took place from 2001-2011, which harmed various small property owners, including some housing co-operatives.

Currently, DC Code §47-2853.183 requires individual property managers to obtain a professional license from the Real Estate Commission, but the organization that operates as a property management company or entities that provide such services are not required to obtain a specific licensure as a real estate organization. Absent a licensing requirement for an entity that provides management services, there is no mechanism to hold such entity accountable for any wrongdoing or violation of business law, and those innocent victims are left without recourse for the wrongs done against them.

Based on requests from stakeholders, the Real Estate Commission, and cases like Lorraine Cyr, this legislation is necessary to shed light on property management entities that operate in the

District to prevent future wrongdoing by individual property managers and property management entities. As the local District of Columbia government, we must ensure that our residents and businesses are protected from bad actors who prey on innocent victims.

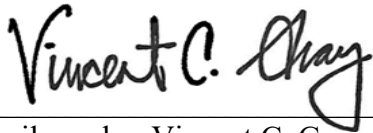
Should you have any questions about this legislation, please contact Aimellia Siemson, Senior Advisor and Counsel, at [asiemson@dccouncil.gov](mailto:asiemson@dccouncil.gov) or (202) 724-8171.

Thank you,

A handwritten signature in black ink, appearing to read 'ANB', with a stylized flourish at the end.

Anita Bonds

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Councilmember Vincent C. Gray



Councilmember Anita Bonds

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend Title 47 of the District of Columbia Official Code to require entities that provide property management services be licensed.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this act may be cited as the “Licensing for Accountability of Management of Properties (LAMP) Amendment Act of 2023”.

Sec. 2. Part O of subchapter I-B of Chapter 28 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) The table of contents is amended by adding a new section heading to read as follows:

“§ 47-2853.183a. Licensure of property management firms.”.

(b) A new section 47-2853.183a is added to read as follows:

“§ 47-2853.183a. Licensure of property management firms.

“(a) No firm, franchise, partnership, association, or corporation that provides property management services, including an individual who is a property manager who employs another individual as a property manager, shall operate in the District without a property management firm license.

33           “(b) To obtain a property management firm license, an applicant must demonstrate to the  
34 Mayor that:

35                   “(1) The firm is licensed pursuant to applicable District and federal laws;

36                   “(2) Every member, partner, trustee, or officer who is engaged in property  
37 management activities for the firm is licensed as a property manager;

38                   “(3) The firm has a designated lead property manager for each property at which  
39 it provides property management services; and

40                   “(4) Every employee who will render professional services on behalf of the firm  
41 holds a valid license or certificate issued by the Real Estate Commission.

42           Sec. 4. Fiscal impact statement.

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

46           Sec. 5. Effective date.

47           This act shall take effect following approval by the Mayor (or in the event of veto by the  
48 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as  
49 provided in section 602(c)(l) of the District of Columbia Home Rule Act, approved December  
50 24, 1973 (87 Stat. 813; D.C. Official Code §1-206.02(c)(l)), and publication in the District of  
51 Columbia Register.