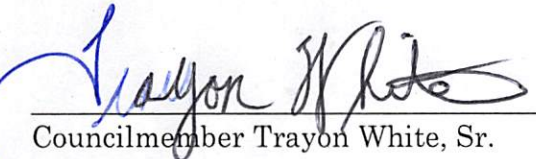
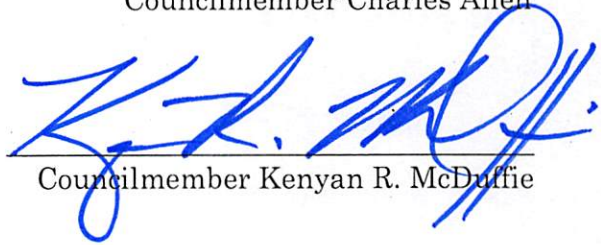


1 
2 Councilmember Anita Bonds


Councilmember Charles Allen

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6 Councilmember Trayon White, Sr.


Councilmember Kenyan R. McDuffie

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10 A BILL

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15 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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20 To amend the Housing Production Trust Fund Act of 1988 to authorize fees collected
21 pursuant to the Conversion of Rental Housing to Condominium or Cooperative Status
22 Act of 1980 to be deposited in the Housing Production Trust Fund; to amend the
23 Conversion of Rental Housing to Condominium or Cooperative Status Act of 1980 to
24 provide that an owner of housing who reduces the number of units in an
25 accommodation of 10 or fewer units shall pay a fee to the Mayor, to expand the fee
26 exemption if a unit is rented in certain circumstances, and to direct the Mayor to
27 deposit in the Housing Production Trust Fund all fees collected pursuant to this
28 section; and to amend the Rental Housing Act of 1985 to provide for damages when a
29 housing provider evicts a tenant in order to personally use and occupy or sell a housing
30 unit for personal use and occupancy and subsequently receives rent within the
31 following 12-month period.

32
33 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
34 act may be cited as the "Housing Conversion and Eviction Clarification Amendment Act of
35 2018".

36 Sec. 2. Section 3(c) of the Housing Production Trust Fund Act of 1988, effective
37 March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2802(c)) is amended as follows:

38 (a) Paragraph (16) is amended by striking the phrase "; and" and inserting a
39 semicolon in its place.

40 (b) Paragraph (17) is amended by striking the period and inserting the phrase "
41 and" in its place.

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

43 “(18) All fees collected pursuant to section 204 of the Conversion of Rental
44 Housing to Condominium or Cooperative Status Act of 1980, effective September 10, 1980
45 (D.C. Law 3-86, D.C. Official Code § 42-3402.04).”.

46 Sec. 3. Section 204 of the Conversion of Rental Housing to Condominium or
47 Cooperative Status Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official
48 Code § 42-3402.04) is amended as follows:

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

50 (b) A new subsection (a-1)(2) is added to read as follows:

51 “(2) An owner who converts a housing accommodation containing 10 or fewer
52 units, including vacant buildings, and thereby reduces the number of units in the housing
53 accommodation, shall pay the Mayor an additional conversion fee of 5% of the appraised
54 value of the most valuable unit in the building multiplied by the net decrease in units.”.

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

56 (1) Paragraph (1) is amended by striking the phrase “Is sold to a low-income
57 household” and inserting the phrase “Is sold or rented to a low-income household” in its
58 place.

59 (2) Paragraph (2) is amended by striking the phrase “Is sold to a member
60 of a household” and inserting the phrase “Is sold or rented to a member of a household” in
61 its place.

62 (3) Paragraph (3) is amended by striking the phrase “Is sold to a person” and
63 inserting the phrase “Is sold or rented to a person” in its place.

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

65 “(d) The Mayor shall deposit in the Housing Production Trust Fund, created

66 pursuant to the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C.
67 Law 7-202; D.C. Official Code § 42-2801, *et seq.*), all fees paid pursuant to this section.”.

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

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

77 “(A) Reasonable relocations costs; and

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

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

84 “(ii) Twelve.

85 “(2) A housing provider shall not be liable for damages pursuant to paragraph
86 (1) of this subsection if the housing provider can demonstrate that, acting in good faith, he
87 or she failed to sell or to personally use and occupy the housing accommodation due to
88 circumstances outside of the housing provider’s control that arise after a tenant is evicted.”.

89 Sec. 5. Fiscal impact statement.

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

93 Sec. 6. Effective date.

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