
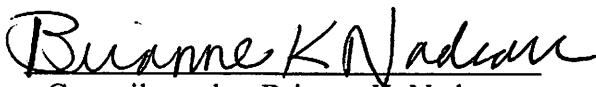
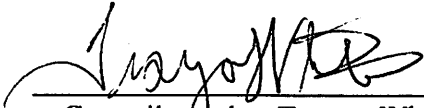

Councilmember Mary M. Cheh


Councilmember Anita Bonds


Councilmember Brandon T. Todd


Councilmember Brianne K. Nadeau


Councilmember Trayon White, Sr.

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A Bill

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Rental Housing Act of 1985 to require housing providers to provide the rental units of elderly tenants and tenants with a disability with refrigerated air equipment capable of maintaining a room temperature of 78 degrees Fahrenheit or less.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Keeping Cool Elderly Tenants and Tenants with a Disability Amendment Act of 2020”.

Sec. 2. The Rental Housing Act of 1985, effective March 21, 2009 (D.C. Law 17-319; D.C. Official Code § 42-3501.01 *et seq.*), is amended by adding a new section 910 to read as follows:

“Sec. 910. Air conditioning requirements for an elderly tenant and a tenant with a disability.

In each habitable room in a rental unit occupied by an elderly tenant or a tenant with a

20 disability, a housing provider shall provide and maintain in operating condition refrigerated air
21 equipment under the control of the tenant.

22 “(a) The refrigerated air equipment shall be capable of maintaining a room temperature
23 of 78 degrees Fahrenheit or less, as measured at a point 3 feet above the floor.

24 “(b) (1) The housing provider shall pay for the installation of the refrigerated air
25 equipment.

26 “(2) Whoever paid for the electricity of the unit prior to the installation of the
27 refrigerated air equipment, the housing provider or the tenant, shall continue to pay for the
28 electricity after the installation.

29 “(c) A housing provider shall fulfill the requirements of this section within 14 days of a
30 written request from an elderly tenant or a tenant with a disability.

31 “(d) A tenant shall establish their status as an elderly tenant or a tenant with a disability
32 pursuant to section 224(d).”.

33 Sec. 3. Fiscal impact statement.

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

37 Sec. 4. Effective date.

38 This act shall take effect following approval by the Mayor (or in the event of veto by the
39 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
40 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
41 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
42 Columbia Register.