

A RESOLUTION

23-8

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

January 8, 2019

To declare the existence of an emergency with respect to the need to amend the Rental Housing Act of 1985 to extend the due date for the Office of the Tenant Advocate to complete the re-registration component of the rent control housing database and to reset the due date when housing providers are required to file online re-registration statements to within 90 days after the launching of the database.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Rental Housing Registration Extension Emergency Declaration Resolution of 2019”.

Sec. 2. (a) During the Fiscal Year 2018 budget cycle, the Council directed the Office of the Tenant Advocate (“OTA”) to develop an internet-accessible, searchable database for the submission, management, and review of all documents that housing providers must submit to the Department of Housing and Community Development’s Rental Accommodation Division (“RAD”).

(b) During the Fiscal Year 2019 budget cycle, the Council further required OTA to include a re-registration component in the database in the Rental Housing Registration Update Amendment Act of 2018, effective October 30, 2018 (D.C. Law 22-168; D.C. Official Code § 42-3502.03c). The re-registration would require all housing providers to file online information such as the number of units in a rental building, the sizes of the units, and the rent charged. The re-registration was to be completed by April 28, 2019, and the database was to be completed and transferred to RAD by December 13, 2019.

(c) The original due date for the registration component was based on OTA’s plan to:

- (1) Develop the database by entering into a Memorandum of Understanding (“MOU”) with the Department of Consumer and Regulatory Affairs (“DCRA”) to collaborate with DCRA’s general database vendor; and
- (2) Complete the registration component as the first phase in a multi-phased process leading to the completion of the database.

(d) However, due to circumstances beyond OTA’s control, the MOU proved not to be viable. In the absence of an MOU with a current District government vendor, the registration component cannot be completed before completion of the database itself, thus rendering the

original due date impracticable. OTA is now in the process of securing a vendor through open bidding in lieu of the MOU, and OTA expects that the database itself and all related activities will be completed and ready to be transferred to RAD by the original due date of December 13, 2019.

(e) This emergency legislation would amend the Rental Housing Act of 1985 to:

(1) Extend the due date for OTA to complete the re-registration component of the Rent Control Housing Database to the same completion and transfer date as that of the full database, December 13, 2019; and

(2) Reset the due date when housing providers are newly required to file online re-registration statements and claims of exemption to within 90 days after the launching of the database by RAD.

(f) It is important that the re-registration time period be reset to be consistent with the new database due date so that housing providers may realistically fulfill their re-registration obligations under the act.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Rental Housing Registration Extension Emergency Amendment Act of 2019 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.