

A BILL

25-334

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA



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To amend, on a temporary basis, the Business Improvement District Act of 1996 to authorize the establishment and administration of the Friendship Heights Business Improvement District.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this Act may be cited as the “Friendship Heights Business Improvement District Temporary Amendment Act of 2023”.

Sec. 2. Title II of the Business Improvement District Act of 1996, effective March 17, 2005 (D.C. Law 15-527; D.C. Official Code § 2-1215.51*et seq.*), is amended by adding a new section 212 to read as follows:

“Sec. 212. Friendship Heights BID.

“(a) Subject to review and approval by the Mayor pursuant to sections 5 and 6, the formation of the Friendship Heights BID, including nonexempt real property within the geographic area set forth in subsection (b) of this section, is authorized and the BID taxes imposed in subsection (c) of this section shall be imposed, beginning immediately for collection beginning on October 1, 2023, through the earlier of the expiration of this act or the termination or dissolution of the BID.

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27 “(b) The Friendship Heights BID shall be comprised of the geographic area bounded by a
28 line that starts beginning at the intersection of the southeast line of Western Avenue, NW, and
29 the northeast line of Wisconsin Avenue, NW, said beginning also being the northwest corner of
30 Square 1661; with said southeast line of Western Avenue, NW, northeasterly, to the south line of
31 Military Road, NW; thence continuing with said south line of Military Road, NW, east, to the
32 west line of 43rd Street, NW; thence continuing with said west line of 43rd Street, NW, south, to
33 a northeast corner of former Lot 31, Square 1661; thence continuing with a southeasterly line of
34 former Lot 31, Square 1661, southwesterly, to a northeast corner of Lot 855, Square 1661;
35 thence, continuing with an easterly line of said Lot 855, Square 1661, southerly, to a point of
36 curve; thence continuing along an east boundary of said Lot 855, Square 1661, 39.13’ on the arc
37 of a curve to the left of radius 103.08’, to a point of tangent; thence continuing along an east
38 boundary of said Lot 855, Square 1661, southeasterly, to a point of curve; thence continuing
39 along an east boundary of said Lot 855, Square 1661, 27.71’ on the arc of a curve to the right of
40 radius 73.04’, to a point of tangent; thence continuing along an east boundary of said Lot 855,
41 Square 1661, southerly, to a north line of Lot 817, Square 1661; thence, continuing with a north
42 line of Lot 817, Square 1661, easterly, to the northeast corner of said Lot 817, Square 1661;
43 thence with the east line of said Lot 817, Square 1661, south, to the north line of Jenifer Street,
44 NW; thence running across Jenifer Street, NW, southeasterly, to the intersection of the south line
45 of Jenifer Street, NW, and the west line of 43rd Street, NW, said intersection also being the
46 northeast corner of Square 1659; thence with said west line of 43rd Street, NW, south, to the

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47 north line of Ingomar Street, NW, said intersection also being the southeast corner of Square
48 1659; thence running across Ingomar Street, NW, southeasterly, to the northeast corner of Lot
49 10, Square 1665, and the southwest line of a 15' public alley in Square 1665; thence with said
50 southwest line of 15' public alley, southeasterly, to the south line of a 15' public alley in Square
51 1665; thence with said south line of 15' public alley, east, to a corner of former Lot 11, Square
52 1665; thence with a west line of said former Lot 11, Square 1665, southeasterly, to a corner of
53 said former Lot 11, Square 1665; thence with a northwest line of said former Lot 11, Square
54 1665, southwesterly, to the north most corner of Lot 2001, Square 1665; thence with an east line
55 of said Lot 2001, Square 1665, southeasterly, to a corner thereof; thence with an east line of said
56 Lot 2001, Square 1665, South, to the north line of Harrison Street, NW; thence running across
57 Harrison Street, NW, southeasterly, to the intersection of the south line of Harrison Street, NW,
58 and the west line of 42nd Street, NW,, said intersection also being the northeast corner of Square
59 1666; thence with said west line of 42nd Street, NW, south, to the north line of Garrison Street,
60 NW, and the southeast corner of Square 1666; thence running across Garrison Street, NW,
61 southwesterly, to the northeast corner of former Lot 37, Square 1669 and the southwesterly line
62 of a 10' public alley in Square 1669; thence with said southwesterly line of 10' public alley,
63 southeasterly, to the southeast corner of Lot 34, Square 1669; thence running across said public
64 alley in Square 1669, southeasterly, to the northeast corner of Lot 26, Square 1669, and the west
65 line of 42nd Street, NW; thence, with said west line of 42nd Street, NW, south, to the north line
66 of Fessenden Street, NW; thence with said north line of Fessenden Street, NW, West, to the

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67 northeast line of Wisconsin Avenue, NW; thence running across Wisconsin Avenue, NW,
68 westerly, to the intersection of the north line of Fessenden Street and the southwest line of
69 Wisconsin Avenue, NW; thence with said north line of Fessenden Street, NW, west, to a
70 southwest corner of Lot 11, Square 1655; thence with the boundary of said Lot 11, Square 1655,
71 north, to a corner of said lot; thence continuing along the boundary of said Lot 11, Square 1655,
72 west, to another corner of said lot; thence continuing along the boundary of said Lot 11, Square
73 1655, north, to another corner of said lot; thence continuing along the boundary of said Lot 11,
74 Square 1655, west, to another corner of said lot; thence continuing along the boundary of said
75 Lot 11, Square 1655, south, to another corner of said lot; thence continuing along the boundary
76 of said Lot 11, Square 1655, west, to another corner of said lot; thence continuing along the
77 boundary of said Lot 11, Square 1655, north, to another corner of said lot; thence continuing
78 along the boundary of said Lot 11, Square 1655, east, to another corner of said lot; thence
79 continuing along the boundary of said Lot 11, Square 1655, north, to the southwest corner of Lot
80 9, Square 1655; thence with the west line of said Lot 9, Square 1655, north, to the south line of
81 Garrison Street, NW,; thence running across Garrison Street, NW, northwesterly, to the
82 southwest corner of Lot 9, Square 1656, and the east line of 16' public alley in Square 1656;
83 thence with said east line of public alley, north, to the south line of Harrison Street, NW; thence
84 running across Harrison Street, NW, northeasterly, to southwest corner of Lot 23, Square 1657
85 and the intersection of the north line of Harrison Street and the northeasterly line of 20' public
86 alley in Square 1657; thence with said northeasterly line of 20' public alley, northwesterly, to the

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87 east extension of the north line of a 16' public alley in Square 1657; thence with said east
88 extension and said north line of a 16' public alley in Square 1657, West, to the east line of 44th
89 Street, NW; thence crossing said 44th Street, NW, southwesterly, to a southeast corner of Lot 33,
90 Square 1580; thence with the south line of said Lot 33, Square 1580, west, to the east line of 45th
91 Street, NW; thence with said east line of 45th Street, NW, north, to a corner of Lot 33, Square
92 1580; thence with the northeast line of 45th Street, NW, northwesterly, to the southeast line of
93 Western Avenue, NW; thence with said southeast line of Western Avenue, NW, northeasterly, to
94 the southwesterly line of Jenifer Street, NW; thence crossing Jenifer Street, NW, northeasterly,
95 to the west most corner of Lot 811, Square 1660, said corner also being the intersection of the
96 southeast line of Western Avenue, NW, and the northerly line of Jenifer Street, NW; thence with
97 said southeast line of Western Avenue, NW, northeasterly, to the southwest line of Wisconsin
98 Avenue, NW; thence running across Wisconsin Avenue, NW, northeasterly, to the intersection of
99 the northeast line of Wisconsin Avenue, NW, and the southeast line of Western Avenue, NW,
100 and the place of beginning.

101 “(c)(1) The BID taxes for nonexempt properties in the Friendship Heights BID shall be as
102 follows:

103 (A) The amount of \$0.165 per square foot for each net rentable square foot
104 for Class 2 Properties, excluding hotels;

105 (B) The amount of \$120 per hotel or motel room annually; and

106 (C)(i) The amount of \$120 per unit annually of Class 1 property that

107 contains 5 or more residential units available for rental for non-transient residential dwelling
108 purposes that were placed in service after the effective date of the Rental Housing Act of 1985,
109 effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.01 et seq.). All other
110 Class 1 property is exempt from this BID tax.

111 (ii) If a residential unit is restricted to residents based upon income
112 pursuant to a Federal or District affordable housing program, any residential unit with a
113 household income of 100 percent or less of the Area Median Income, for which the BID shall
114 identify and certify as such, shall be exempt from BID tax that would otherwise be due on the
115 unit.

116 “(2) To the extent that a building that is subject to the BID tax is constructed
117 pursuant to a ground lease on land that is exempt from real property taxes, the assessed value of
118 the real property for purposes of the BID tax shall include the value of the building and the
119 leasehold interest, possessory interest, beneficial interest, or beneficial use of the land, and the
120 lessee or user of the land shall be assessed the corresponding BID tax, which shall be collected in
121 the same manner as possessory interest taxes under § 47-1005.01, or as otherwise provided in
122 this subchapter.

123 “(3) Subject to the requirements of section 8(b), a 3% annual increase in the BID
124 taxes over the current tax year rates specified in paragraph (1) of this subsection is authorized.”

125 Sec. 3. Fiscal impact statement.

126 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact

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127 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
128 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

129 Sec. 4. Effective date.

130 (a) This act shall take effect following approval by the Mayor (or in the event of veto by
131 the Mayor, action by the Council to override the veto), a 30-day period of congressional review
132 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
133 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
134 Columbia Register.

135 (b) This act shall expire after 225 days of its having taken effect.