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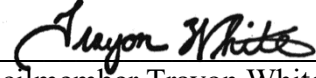
Councilmember Anita Bonds




Councilmember Robert C. White, Jr.



Councilmember Brooke Pinto



Councilmember Trayon White, Sr.



Councilmember Janeese Lewis George

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Rental Housing Act of 1985 to limit the amount of fees and deposits that a housing provider may charge a prospective tenant associated with owning a pet and to prohibit certain restrictions on common household pets; and to amend the Homeless Services Reform Act of 2005 to ensure access to shelter for individuals with pets.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Pets in Housing Amendment Act of 2024”.

Sec. 2. The Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.01 *et seq.*), is amended as follows:

(a) Section 103 (D.C. Official Code § 42-3501.03) is amended by adding a new paragraph (6A) to read as follows:

“(6A) “Common household pet” means a domesticated animal, such as a dog, cat, bird, rodent, fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. The term “common household pet” shall not include reptiles, other than turtles.”.

38 (b) Section 510 (D.C. Official Code § 42-3505.10) is amended as follows:

39 (2) New subsections (b-3), (b-4), and (b-5) are added to read as follows:

40 “(b-3) A housing provider may:

41 “(1) Require a prospective tenant to pay a refundable pet security deposit of no  
42 more than \$300 associated with the residence of common household pets in the rental unit;  
43 provided, that:

44 “(A) The security deposit may be withheld by the housing provider only  
45 for compensation for damages directly caused by the common household pet in excess of  
46 ordinary wear and tear;

47 “(B) The tenant is responsible for any damages caused by the common  
48 household pet that exceed the amount of the security deposit withheld by the landlord pursuant to  
49 subparagraph (A) of this paragraph; and

50 “(C) No security deposit may be required for a service or assistance  
51 animal required by a tenant with a disability as a reasonable accommodation under local or  
52 federal law; and

53 “(2) Require a tenant to pay an additional rent for each common household pet,  
54 provided that no such additional rent may exceed \$25 a month.”

55 “(b-4) A housing provider shall not:

56 “(1) Charge a fee or additional rent associated with the residence of common  
57 household pets except as authorized by subsection (b-3) of this section; or

58 “(2) Impose restrictions on tenancy or impose differential fees or rent charged  
59 associated with the residence of a common household pet based on the pet’s breed, size, or  
60 weight.”

61           “(b-5) Notwithstanding subsections (b-3) and (b-4), housing providers shall not charge  
62 nonrefundable fees or additional rent to prospective tenants or residents of an affordable housing  
63 unit due to the residence of common household pets.”.

64           Sec. 3. Section 7 of the Homeless Services Reform Act of 2005, effective October 22,  
65 2005 (D.C. Law 16-35; D.C. Official Code § 4-753.01 is amended to add a new subsection (j) to  
66 read as follows:

67           “(j) No later than October 1, 2026, the Department of Human Services shall ensure that at  
68 least one low barrier shelter is available for individuals or families who are homeless and are  
69 accompanied by a common household pet as defined by Section 103(6A) of the Rental Housing  
70 Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.01(6A)).”.

71           Sec. 4. Fiscal impact statement.

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

75           Sec. 5. Effective date.

76           This act shall take effect following approval by the Mayor (or in the event of veto by the  
77 Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
78 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
79 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
80 Columbia Register.