

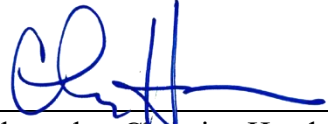


1 
2 Councilmember Robert C. White, Jr.


Chairman Phil Mendelson

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5 Councilmember Brianne K. Nadeau


Councilmember Charles Allen

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8 Councilmember Christina Henderson

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Councilmember Janeese Lewis George

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15 A BILL

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19 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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24 To require the Department of Aging and Community Living to create a tangled title information
25 sheet and to require funeral service providers to give the information sheet to survivors of
26 a deceased District resident; to amend Title 18 of the District of Columbia Official Code
27 to allow for the creation of an electronic will registry; to establish a single family home
28 rehabilitation program; to amend Chapter 8 of Title 47 of District of Columbia Official
29 Code to establish payment plans for the payment of delinquent real property taxes; to
30 amend Title 29 of the District of Columbia Official Code to require all commercial
31 registered agents to accept service of process by electronic mail; to amend Subchapter II
32 of Chapter 31A of Title 42 and Chapter 12 of Title 47 of the District of Columbia Official
33 Code to conform the notice process provisions in Subchapter I and amendments to Title
34 29; to amend An Act To provide for the abatement of nuisances in the District of
35 Columbia by the Commissioners of said District, and for other purposes, to amend
36 definitions, factors for establishing vacancy or blight, and exemptions from registration,
37 to require the submission of vacant building maintenance plans, and to allow the Mayor
38 to petition the Superior Court of the District of Columbia for vacant property receivership
39 actions; to amend the Construction Codes Approval and Amendments Act of 1986 to
40 require the Department of Buildings to establish an expedited permit review process for
41 certain construction and building permits for Class 3 and 4 properties; to amend Section
42 47-812 of the District of Columbia Official Code to establish new tax rates for Class 3
43 and 4 properties; to amend Chapter 13A of Title 47 of the District of Columbia Official
44 Code to establish a new process for tax sales of Class 3 and 4 properties; and to amend
45 Title 47 of the District of Columbia Official Code to establish a tax credit for the
46 renovation or rehabilitation of Class 3 or 4 properties and to establish a tax abatement for

47 the renovation or rehabilitation of Class 3 or 4 properties that are used for commercial
48 purposes.

49
50 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
51 act may be cited as the “Vacant to Vibrant to Amendment Act of 2025”.

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72 **TITLE I. PREVENTION OF VACANT AND BLIGHTED PROPERTIES.**

73 **SUBTITLE A. TANGLED TITLE INFORMATION SHEET.**

74 Section 102. Definitions.

75 For purposes of this section, the term:

76 (1) “Department” means the Department of Aging and Community Living.

77 (2) “Funeral services establishment” shall have the meaning as § 3–402(11).

78 (3) “Survivor of the deceased” means a spouse, child, or companion of the
79 deceased with whom funeral services are being arranged.

80 Sec. 103. Tangled Title disclosure.

81 (a) Within 180 days of the effective date of the Vacant to Vibrant Amendment Act of
82 2024, the Department shall, in consultation with the Department of Housing and Community
83 Development and the Superior Court of the District of Columbia, create and make publicly
84 available a tangled title information sheet detailing the steps necessary for an heir or heirs, after
85 the death of a title property owner, to legally transfer the property to avoid a tangled title. The
86 information sheet shall also include information on legal service providers who offer low-cost or
87 no-cost services for probate, estate, and trust administration.

88 (b) No later than five days after the final disposition of the deceased, a funeral service
89 establishment shall provide the tangled title information sheet made available by the Department
90 to survivors of the deceased.

91

92 **SUBTITLE B. ELECTRONIC WILL REGISTRY.**

93 Sec. 104. Title 18 of the District of Columbia Official Code is amended as follows:

94 (a) The table of contents is amended by adding a new chapter 10 to read as follows:

95 “Chapter 10. Register of wills.

96 “§ 18-1001. Electronic register of wills.”.

97 (b) A new chapter 10 is added to read as follows:

98 “§ 18-1001. Electronic register of wills.

99 “(a) An electronic will that meets the requirements of the Uniform Electronic Wills Act
100 (D.C. Official Code § 18-901 *et seq.*) may be deposited by a testator, or by the testator’s agent,
101 with the Register of Wills to be safely kept until delivered or disposed of as hereinafter provided.

102 “(b)(1) The will shall be deposited electronically and in a manner which would track any
103 viewing or modification after deposit of the will.

104 “(2) The will is not to be delivered or opened except as provided in this section.

105 “(3) Upon payment of the required fee, the Register of Wills shall give a receipt to
106 the testator or testator’s agent.

107 “(c) The Register of Wills shall retain a permanent copy of an electronic will and a copy
108 of any other document associated with the will, in paper, photographic, magnetic, mechanical,
109 electronic, digital, or any other medium if the copy is maintained in a manner that:

110 “(1) Is clear and legible;

111 “(2) Accurately reproduces the original document in its entirety, including any
112 attachments to the document;

113 “(3) Is capable of producing a clear and legible hard copy of the original
114 document; and

115 “(4) Preserves evidence of any signature contained on the document.

116 “(d) During the lifetime of the testator, a deposited will may be delivered only to the
117 testator, or to a person authorized by the testator in writing to receive it.

118 “(e)(1) The will shall be opened by the Register of Wills after being informed of the death
119 of the testator.

120 “(2) The Register of Wills shall notify the personal representative named in the
121 will that the will is on deposit with the Register of Wills.

122 “(3) The will shall be retained by the Register of Wills as a deposited will until
123 offered for probate.

124 “(4) If the proper venue for the probate of the will is in another court, the will
125 shall be transmitted to such Court; provided, that before such transmission a true copy thereof
126 shall be made and retained in the Court in which the will was deposited.

127 “(f) The Register of Wills shall develop procedures for a testator or testator’s agent to
128 withdraw and/or replace a registered will during the lifetime of the testator.”.

129 **SUBTITLE C. SINGLE FAMILY HOME REHABILITATION PROGRAM.**

130 Sec. 106. Definitions.

131 (a) For purposes of this section, the term:

132 (1) “Department” means the Department of Housing and Community
133 Development.

134 (2) “Eligible homeowner” means an owner (or owners) who:

135 (A) Own a single-family residential property;

136 (B) Whose household income is 120% of median family income or less;

137 (C) Has resided in the single-family residential property as a primary
138 residence for at least 3 years;

139 (D) Is current on all mortgage payments for the last 12 months;

140 (E) Is current on all District and federal taxes; and

141 (E) Possesses current homeowners insurance.

142 (3) “Median family income” means the median family income for a household in
143 the Washington Metropolitan Statistical Area as set forth in the periodic calculation provided by
144 the United States Department of Housing and Urban Development, adjusted for family size
145 without regard to any adjustments made by the United States Department of Housing and Urban
146 Development for the purposes of the programs it administers.

147 (4) “Single-family residential property” shall have the same meaning as § 47–
148 803(6).

149 Sec. 107. Single-family home rehabilitation program.

150 (b) The Department may offer grants of up to \$60,000 to an eligible homeowner to pay
151 for the following:

152 (1) Accessibility modifications to adjust physical barriers within the property for a
153 person with limited mobility or other physical impairments;

154 (2) Repairs or replacement of the roof; or

155 (3) Repairs to the foundation, structurally significant damaged wood or other
156 materials; or

157 (4) Significant repairs to electrical, plumbing or heating and cooling systems.

158 (c)(1) The Department shall work with qualifying applicants to develop a scope of work,
159 select a licensed and certified contractor, and manage the construction.

160 (2) Any payments to contractors shall be made by the Department on behalf of the
161 eligible homeowner.

162 (d) The Mayor may issue rules to implement the provisions of this section in accordance
163 with subchapter I of Chapter 5 of Title 2.

164 **SUBTITLE D. REAL PROPERTY TAX PAYMENT PLANS.**

165 Sec. 108. Title 47 is amended as follows:

166 (a) Chapter 8 is amended as follows:

167 (1) The table of contents is amended by adding a new section designation to read
168 as follows:

169 “47-870. Real property tax payment plans.”.

170 (2) A new section 47-870 is added to read as follows:

171 “§ 47-870. Real property tax payment plans.

172 “(a) For purposes of this section, the term:

173 “(1) “Eligible homeowner” means an owner (or owners):

174 “(A) Who receives the homestead deduction pursuant to § 47-850; and

175 “(i) Can demonstrate hardship; or

176 “(ii) Is 65 years of age or older.

177 “(2) “Tax liabilities” means both property real property taxes which are
178 delinquent and real property taxes which are currently due but not yet delinquent. Tax Liabilities
179 do not include:

180 “(A) Amounts, which may have been previously sold at a tax sale;

181 “(B) Business improvement district (BID) taxes;

182 “(C) Tax Increment Financing (TIF) payments;

183 “(D) Payments In Lieu of Taxes (PILOTs);

184 “(E) Southeast Water and Sewer (SEWS) assessments;

185 “(F) Special Energy Assessment assessments; or

186 “(G) Amounts certified by external agencies pursuant to § 47-1340.

187 “(b) Real property tax payment plans with eligible homeowners are authorized for all
188 amounts due on real property tax liabilities subject to the following terms and conditions:

189 “(1) Eligibility for a real property tax payment plan shall require a showing of
190 financial hardship or inability to pay based on individual circumstances.

191 “(2) Real property tax payment plans shall be computed on a 12-month basis. Tax
192 Liabilities are to be paid in equal installments over that 12-month period;

193 “(A) No down payment shall be required;

194 “(B) Payments shall be made by direct ACH debit from the eligible
195 homeowner’s bank account to the District. If there are insufficient funds for the debit, the eligible
196 homeowner shall also be liable for a fee imposed by the District for the dishonored payment;

197 “(C) An eligible homeowner cannot have more than one payment plan
198 active at a time;

199 “(D) An eligible homeowner cannot apply for a payment plan for periods
200 covered under a payment plan that he or she previously defaulted on;

201 “(E) If there is a reclassification of a property, a homestead or
202 senior/disabled audit, or the granting of tax relief applications during the term of a payment plan,
203 the existing payment plan shall terminate, and the eligible homeowner can reapply for the same
204 periods; and

205 “(F) Property will not be sold at a tax sale during the time a payment plan
206 is active.

207 “(3) While enrolled in a payment plan, an eligible homeowner shall remain
208 current on real property taxes that come due.

209 “(4)(A) An eligible homeowner may be declared in material breach of a real
210 property payment plan if he or she fails to make the required payments; provided, that a material
211 breach may not be declared earlier than the sixty-fifth day from the agreed upon due date and the
212 forty-fifth day from the mailing of a notice of risk of material breach.

213 “(B) An eligible homeowner who has been declared in material breach of a
214 payment plan may have his or her payment plan reinstated if he or she pays a lump sum equal to
215 as much as twice the regular monthly payment due together with the missed payments as well as
216 any payments currently due.

217 “(5) An eligible homeowner may be declared in default if he or she has failed to
218 cure a material breach within 45 days of the date the eligible homeowner is declared in material
219 breach. If an eligible homeowner is declared in default of a payment plan, such plan shall be null
220 and void.

221 “(c) Requests for property tax payment plans entered into pursuant to this section shall
222 made online at MyTaxDC.gov. A payment plan agreement confirmation shall be provided to the
223 eligible homeowner and shall contain the following:

224 “(1) The monthly payment amount;

225 “(2) The past due date;

226 “(3) The length of the plan, including the number of payments;

227 “(4) The total amount agreed due under the plan;

228 “(5) A statement of the delinquent tax periods covered by the plan as well as an
229 itemized statement of the amounts due for each period specifying the amount due for principal,
230 interest, penalties, and any other charges or fees;

231 “(6) A statement that the eligible homeowner is required to remain current on real
232 property taxes during the length of the agreement, as well as an explanation of how current
233 payments should be tendered in order to avoid misapplication of payments to delinquent taxes.

234 “(7) A brief explanation of how payments will be applied to the delinquency;

235 “(8) A brief explanation of the consequences of breach and default on the payment
236 plan; and

237 “(9) A statement that payments are to be remitted to the District electronically by
238 direct debit, and that the payments will be withdrawn from the eligible homeowner’s account on
239 the monthly payment due date. If there are insufficient funds for the debit, the eligible
240 homeowner shall also be liable for a fee imposed by the District for the dishonored payment.

241 “(d)(1) If an eligible homeowner fails to make a required payment within 20 days of an
242 agreed-upon payment due date, a notice of risk of material breach shall be sent to the eligible
243 homeowner. The notice shall include a statement that the eligible homeowner is at risk of
244 material breach, the entire amount required to cure the missed payment(s) as well as any
245 payments currently due, and a brief description of the consequences of a material breach.

246 “(2) If an eligible homeowner is declared in material breach of a payment plan, a
247 notice of material breach shall be sent to the eligible homeowner that includes a clear statement
248 that he or she has been declared in material breach, the date on which the material breach was
249 declared, the entire amount required to cure the missed payments as well as any payments
250 currently due and lump sum payments that may be required, and a clear statement that failure to
251 make the required payment will result in default.”.

252 (b) Section 47-1341 is amended as follows:

253 (1) Subsection (a)(2) is amended to read as follows:

254 “(2) The notice required pursuant to paragraph (1) of this subsection shall be in
255 substantively the following form and may include a payment coupon or enclosed bill:
256 “THIS IS A NOTICE OF DELINQUENCY FAILURE TO PAY TAXES WILL HAVE SERIOUS
257 CONSEQUENCES WHICH MAY INCLUDE LOSS OF TITLE TO THE PROPERTY
258 “Subject Property: [Identify by taxation square, suffix, and lot number, or parcel and lot number,
259 and by premises address, the real property to be sold]
260 “TO AVOID TAX SALE YOU MUST PAY \$ [Amount Subject to Sale] by May 31, 20__.
261 “The amount that you must pay to avoid the tax sale may be less than the total amount owed on
262 the real property account. This amount may include fees or fines due to other DC agencies that
263 have been certified to the Office of Tax and Revenue to be included in a tax sale pursuant to D.C.
264 Code § 47-1340.
265 “According to the Mayor’s tax roll, you own or may have an interest in the real property listed
266 above. Notice is given that unless you pay the amount stated above or fall within one of the
267 limited exemptions from the tax sale, the Office of Tax and Revenue may sell this real property
268 at tax sale.
269 “If the property is sold at tax sale, the purchaser may have the right to file a lawsuit to foreclose
270 on the property. You must act now to avoid additional costs and significant expenses, as well as
271 potential loss of title to the property.
272 “Payment to the “DC Treasurer” may be made online at MyTaxDC.gov or at a mailed (with
273 payment coupon from tax bill) to the Office of Tax and Revenue, DC Government Real Property
274 Taxes, P.O. Box 718095, Philadelphia, PA 19171-8095 (please write your square, suffix and lot
275 numbers on the check). You should keep a copy of your proof of payment in case there is a later
276 dispute about the payment.

277 “If payment is not made before May 31, 20__ , the amount listed on this notice may no longer be
278 accurate. In that case, you must contact the Office of Tax and Revenue at _____ to obtain an
279 updated payoff amount.

280 “YOU MAY BE ELIGIBLE FOR ASSISTANCE, INCLUDING A HARDSHIP
281 FORBEARANCE, A REAL PROPERTY TAX PAYMENT PLAN, OR FREE LEGAL
282 SERVICES. PLEASE SEE THE NEXT PAGE FOR ADDITIONAL INFORMATION.

283 “Should you have additional questions, please call the Customer Service Center for the Office of
284 Tax and Revenue at (202) 727-4TAX (4829).

285 “RESOURCES FOR REAL PROPERTY TAXPAYERS IN THE DISTRICT OF COLUMBIA
286 “Real Property Tax Ombudsman. Homeowners and other interested parties may be eligible for
287 assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or
288 related property tax matters, contact the Real Property Tax Ombudsman at _____.

289 “Classification Disputes. If your real property is classified as vacant or blighted and you believe
290 this classification is incorrect, contact the Vacant Building Enforcement Unit of the Department
291 of Buildings at _____ for information on how to appeal the property classification.

292 “Hardship Forbearance. You may be eligible to defer, or postpone, payment of the past due
293 amount. For information on how to apply for this deferral, please contact the Office of Tax and
294 Revenue at _____.

295 “Senior Citizen and Low-Income Tax Relief. Senior citizens and low-income households may
296 have additional rights to defer property taxes. If you think you may be eligible for this tax relief,
297 please contact the Office of Tax and Revenue at _____ for more information.

298 “Additional Legal Services. Free and reduced-cost legal services may be available to low- and
299 moderate-income households. You can get a list of service providers from the Real Property Tax
300 Ombudsman (above).

301 “Housing Counseling Services. The U.S. Department of Housing and Urban Development
302 (“HUD”) sponsors housing counseling agencies throughout the country that can provide advice
303 on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-
304 approved housing counseling agencies from the Real Property Tax Ombudsman (above).”.

305 (2) Subsection (b-1)(2) is amended to read as follows:

306 “(2) The notice required pursuant to paragraph (1) of this subsection shall be in
307 substantively the following form, and may include a payment coupon or enclosed bill:

308 “THIS IS A NOTICE OF DELINQUENCY. FAILURE TO PAY TAXES IMMEDIATELY MAY
309 HAVE SERIOUS CONSEQUENCES WHICH MAY INCLUDE LOSS OF TITLE TO THE
310 PROPERTY

311 “Subject Property: [Identify by taxation square, suffix, and lot number, or parcel and lot number,
312 and by premises address, the real property to be sold]

313 “TO AVOID TAX SALE YOU MUST PAY \$[Amount Subject to Sale] by [Last Business Day
314 before tax sale]

315 “The amount that you must pay to avoid the tax sale may be less than the total amount owed on
316 the real property account. This amount may include fees or fines due to other DC agencies that
317 have been certified to the Office of Tax and Revenue to be included in a tax sale pursuant to D.C.
318 Code § 47-1340.

319 “According to the Mayor’s tax roll, you own or may have an interest in the real property listed
320 above. Notice is given that unless you pay the amount stated above or fall within one of the

321 limited exemptions from the tax sale, the Office of Tax and Revenue may sell this real property
322 at tax sale.

323 “If the property is sold at tax sale, the purchaser may have the right to file a lawsuit to foreclose
324 on the property. You must act now to avoid additional costs and significant expenses, as well as
325 potential loss of title to the property.

326 “Payment to the “DC Treasurer” may be made online at MyTaxDC.gov or at a mailed (with
327 payment coupon from tax bill) to the Office of Tax and Revenue, DC Government Real Property
328 Taxes, P.O. Box 718095, Philadelphia, PA 19171-8095 (please write your square, suffix and lot
329 numbers on the check). You should keep a copy of your proof of payment in case there is a later
330 dispute about the payment.

331 “If payment is made less than 10 calendar days before [the last business day before tax sale], you
332 must provide a copy of the receipt directly to the Office of Tax and Revenue in order to ensure
333 that your property is removed from the tax sale.

334 “You may FAX the receipt to (202) 478-5995; EMAIL the receipt to [email address]; or HAND-
335 DELIVER a copy of the paid receipt to a Tax Sale Unit representative in the Customer Service
336 Center located at 1101 4th Street, SW, Suite 270W, Washington, DC 20024.

337 “Do not mail your paid receipt.

338 “YOU MAY BE ELIGIBLE FOR ASSISTANCE, INCLUDING A HARDSHIP
339 FORBEARANCE, A REAL PROPERTY TAX PAYMENT PLAN, OR FREE LEGAL
340 SERVICES. PLEASE SEE THE NEXT PAGE FOR ADDITIONAL INFORMATION.

341 “Should you have additional questions, please call the Customer Service Center for the Office of
342 Tax and Revenue at (202) 727-4TAX (4829).

343 “RESOURCES FOR REAL PROPERTY TAXPAYERS IN THE DISTRICT OF COLUMBIA

344 “Real Property Tax Ombudsman. Homeowners and other interested parties may be eligible for
345 assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or
346 related property tax matters, contact the Real Property Tax Ombudsman at _____.

347 “Classification Disputes. If your real property is classified as vacant or blighted and you believe
348 this classification is incorrect, contact the Vacant Building Enforcement Unit of the Department
349 of Buildings at _____ for information on how to appeal the property classification.

350 “Hardship Forbearance. You may be eligible to defer, or postpone, payment of the past due
351 amount. For information on how to apply for this deferral, please contact the Office of Tax and
352 Revenue at _____.

353 “Senior Citizen and Low-Income Tax Relief. Senior citizens and low-income households may
354 have additional rights to defer property taxes. If you think you may be eligible for this tax relief,
355 please contact the Office of Tax and Revenue at _____ for more information.

356 “Additional Legal Services. Free and reduced-cost legal services may be available to low- and
357 moderate-income households. You can get a list of service providers from the Real Property Tax
358 Ombudsman (above).

359 “Housing Counseling Services. The U.S. Department of Housing and Urban Development
360 (“HUD”) sponsors housing counseling agencies throughout the country that can provide advice
361 on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-
362 approved housing counseling agencies from the Real Property Tax Ombudsman (above).”.

363 **TITLE II. SERVICE OF PROCESS REFORMS.**

364 Sec. 201. Title 29 of the District of Columbia Official Code is amended as follows:

365 (a) Section 29-104.03 is amended as follows:

366 (1) Paragraph (1) is amended by striking the word “and” at the end.

367 (2) Paragraph (2) is amended by striking the period at the end and inserting the
368 phrase “; and” in its place.

369 (3) A new paragraph (3) is added to read as follows:

370 “(3) Electronic mailing address.”

371 (b) Section 29-104.04 is amended as follows:

372 (1) Subsection (a)(2)(A) is amended by striking the word “address” and inserting
373 the word “address(es)” in its place.

374 (2) Subsection (a)(2)(B) is amended by striking the phrase “address of the
375 business office of that person.” and inserting the phrase “physical or electronic mailing address
376 of the business office of that person, pursuant to § 29-104.03.” in its place.

377 (c) Section 29-104.05 is amended as follows:

378 (1) Subsection (a)(3) is amended by striking the word “address” and inserting the
379 word “address(es)” in its place.

380 (2) Subsection (b) is amended to read as follows:

381 “(b) A commercial registered agent listing statement shall include the information
382 regarding acceptance by the agent of service of process in a form other than a written record as
383 provided for in § 29-104.12(e), including but not limited to, electronic mail.”

384 (d) Section 29-104.12(e) is amended to read as follows:

385 “(e) Service of process, notice, or demand on a registered agent and a commercial
386 registered agent shall be in a written record. Service may be made on a commercial registered
387 agent by electronic mail or other forms, and subject to such requirements, as the agent has stated
388 in its listing under § 29-104.05 that it will accept; provided, that commercial registered agents

389 may not require service by physical mail as a condition for accepting service by electronic
390 mail.”.

391 Sec. 202. Sec. 47-1203 of the District of Columbia Official Code is amended as follows:

392 (a) Subsection (a) is amended as follows:

393 (1) Paragraph (1) is amended as follows:

394 (A) Subparagraph (A) is amended to read as follows:

395 “(A) When mailed by first class mail to the owner’s mailing address as updated in the
396 real property tax records of the Office of Tax and Revenue.”.

397 (B) Subparagraph (D) is amended by striking the period semicolon at the
398 end and inserting the phrase “; or” in its place.

399 (C) Subparagraph (E) is struck.

400 (D) Subparagraph (F) is redesignated as subparagraph (E).

401 (2) Paragraph (2) is amended to read as follows:

402 “(2) Any notice to a corporation shall, for the purposes of §§ 47-1201 to 47-1206,
403 be deemed to have been served on such corporation if served on its agent registered pursuant to
404 Subchapter IV of Chapter 1 of Title 29, or on the president, secretary, treasurer, general manager,
405 or any principal officer of such corporation in a manner hereinbefore provided for the service of
406 notices on natural persons holding property in their own right; and notices to a foreign
407 corporation shall, for the purposes of §§ 47-1201 to 47-1206, be deemed to have been served if
408 served personally on any agent of such corporation, or if left with any person of suitable age and
409 discretion residing at the usual residence or employed at the usual place of business of such agent
410 in the District of Columbia.”.

411 (3) Paragraph (3) is struck.

412 (b) Subsection (b)(1) is amended to read as follows:

413 “(b)(1) All special assessments authorized to be levied by the District of Columbia for
414 public improvements, with the exception of assessments levied in condemnation proceedings,
415 may be paid without interest within 30 days from the date of service of notice. Interest of 1.5%
416 for each month or part thereof shall be charged on all unpaid amounts from the expiration of 30
417 days from the date of service. If any such assessment or any part thereof shall remain unpaid
418 after the expiration of 1 year from date of service of notice, the property against which said
419 assessment was levied may be sold for such assessment or unpaid portion thereof with interest
420 and penalties thereon at the next ensuing annual tax sale conducted under Chapter 13A of this
421 title, in the same manner and under the same conditions as property sold for delinquent general
422 taxes, if said assessment with interest and penalties thereon shall not have been paid in full prior
423 to said sale.”.

424 **TITLE III. VACANT AND BLIGHTED PROPERTY REGISTRATION**
425 **IMPROVEMENTS.**

426 Sec. 301. An Act To provide for the abatement of nuisances in the District of Columbia
427 by the Commissioners of said District, and for other purposes, approved April 14, 1906 (34 Stat.
428 114; D.C. Official Code § 42-3131.01 *et seq.*), is amended as follows:

429 (a) The table of contents for Chapter 31A, Subchapter II is amended as follows:

430 (1) Strike the section designation “42–3131.05a. Notice by mail.” and insert the
431 section designation “42–3131.05a. Notice.” in its place.

432 (2) A new section designation 42–3131.05b is added to read as follows:

433 “42–3131.05b. Determination of vacancy and blight.”.

434 (3) Strike the section designation “42–3131.06. Registration of vacant buildings.”
435 and insert the section designation “42–3131.06. Registration of vacant buildings; renewal.” in its
436 place.

437 (4) A new section designation 42–3131.06a is added to read as follows:
438 “42–3131.06a. Exemptions.”.

439 (5) Strike the section designation “42–3131.07. Registration and renewal
440 procedure.” and insert the section designation “42–3131.07. Registration and renewal procedure.
441 [Repealed].” in its place.

442 (6) Strike the section designation “42–3131.12. Vacant building maintenance
443 standard.” and insert the section designation “42–3131.12. Vacant building maintenance standard
444 and plan.” in its place.

445 (7) Strike the section designation “42.3131.16. Transmission of list by Mayor.”
446 and insert the section designation “42.3131.16. Transmission of list by Mayor; reconciliation of
447 information.” in its place.

448 (8) Strike the section designation “42–3131.17. Transmission of list of blighted
449 vacant buildings by Mayor.” and insert the section designation “42–3131.17. Transmission of list
450 of blighted vacant buildings by Mayor. [Repealed].” in its place.

451 (9) Strike the section designation “42–3131.18. Publication of list by the
452 Department of Buildings.” and insert the section designation “42–3131.18. Publication of vacant
453 and blighted vacant building information by the Department.” in its place.

454 (10) Strike the section designation “42–3131.19. Vacant and blighted vacant
455 buildings belonging to foreign governments.” and insert the section designation “42–3131.19.

456 Vacant and blighted vacant buildings belonging to foreign governments. [Repealed].” in its
457 place.

458 (11) A new section designation 42–3131.20 is added to read as follows:

459 “42–3131.20. Vacant and blighted vacant building receivership.”

460 (12) A new section designation 42-3131.21 is added to read as follows:

461 “42.3131.21. Vacant and blighted building report and plan.”

462 (13) A new section designation 42–3131.22 is added to read as follows:

463 “42–3131.22. Rules.”

464 (b) Section 5 (D.C. Official Code § 42–3131.05) is amended to read as follows:

465 “(1) “Blighted vacant building” means any vacant building that is in such a condition as
466 to pose a danger to the health, safety, and general welfare of the community.

467 “(2) “Commercial unit” means a building, or a part of a building, zoned for commercial
468 purposes under the zoning regulations of the District of Columbia.

469 “(3) “Dwelling unit” means a room, or group of rooms forming a single unit, designed, or
470 intended to be used, for living and sleeping, whether or not designed or intended for the
471 preparation and eating of meals or to be under the exclusive control of the occupant. The term
472 “dwelling unit” shall not include a room, or group of rooms forming a single unit, in a hotel or
473 motel licensed in the District of Columbia, actively operating as a hotel or motel.

474 “(4) “Fit for occupancy” means ready for immediate occupancy by a tenant without more
475 than minor cosmetic changes.

476 “(5) “Multifamily residential building” means a building containing two or more
477 dwelling units.

478 “(6) “Occupied” means:

479 “(A) For purposes of a dwelling unit, the use of one’s residence in improved real
480 property on a regular basis; or

481 “(B) For purposes of a commercial unit, use consistent with zoning regulations,
482 for which there is a current valid certificate of occupancy, and (i) paid utility receipts for the
483 specified period, executed lease agreements, or sales tax return, or (ii) other evidence of use of
484 the building that the Mayor may require by rule.

485 “(7) “Owner” means one or more persons or entities with an interest in real property in
486 the District of Columbia that appears in the real property tax records of the Office of Tax and
487 Revenue, and a tax sale purchaser under § 47-1353(b) or the purchaser’s assignee, as applicable,
488 except where the owner of record is challenging or appealing the vacant status of the real
489 property for the same period.

490 “(8) “Owner of record” means the person or persons named in the public record as the
491 title holder of the property.

492 “(9) “Real property” shall have the same meaning as § 47-802(1).

493 “(10) “Related owners” or “related ownership” exists when a deduction for a loss from
494 the sale or exchange of properties between taxpayers would be disallowed under section 267 of
495 the Internal Revenue Code of 1986, approved August 16, 1954 (68A Stat. 78; 26 U.S.C. § 267);
496 provided, that the exclusion under section 267(a)(1) for a loss in a distribution in a complete
497 liquidation shall not apply.

498 “(11) “Relative” means a spouse, domestic partner, sibling, parent, grandparent, child,
499 grandchild, or the sibling's child, spouse, or domestic partner.

500 “(12) “Vacant building” means any real property improved by a building that is not
501 lawfully occupied on a regular and habitual basis by the owner, a tenant, or other person having

502 the permission of the owner; provided, that in the case of residential buildings, the Mayor
503 determines that there is no resident for which an intent to return and lawfully occupy the building
504 can be shown.”.

505 (b) Section 5a (D.C. Official Code § 42–3131.5a) is amended to read as follows:

506 “Sec. 5a. Notice.

507 “(a) Notice shall be deemed to be served properly on the date when mailed by first class
508 mail to the owner of record of the vacant building at the owner’s mailing address as updated in
509 the real property tax records of the Office of Tax and Revenue.

510 “(b)(1) In addition to the notice requirement of subsection (a) of this section, the Mayor
511 shall cause notice to be posted on the premises; provided, that the official notice shall be mailed
512 pursuant to subsection (a) of this section.

513 “(2) Unless the vacant property is eligible for an exemption pursuant to § 42–
514 3131.06a of this chapter, the notice shall not be posted by difficult-to-remove adhesive.

515 “(c) A courtesy copy of the notice provided pursuant to subsection (a) of this section shall
516 be mailed or electronically mailed to the Advisory Neighborhood Commission in which the
517 vacant building is located. The courtesy copy required by this subsection shall not be construed
518 to satisfy, nor be construed as necessary to satisfy, the notice requirement of subsection (a) of this
519 section.”.

520 (c) A new Section 5b (D.C. Official Code § 42–3131.05b) is added to read as follows:

521 “Sec. 5b. Determination of vacancy and blight.

522 “(a) When making a determination that a building is vacant, the Mayor shall consider the
523 following:

524 “(1) Neighbor complaints;

- 525 “(2) Advisory Neighborhood Commission certification;
- 526 “(3) Accumulated mail, fliers, or newspapers;
- 527 “(4) Past due utility notices, disconnected utilities, or utilities not in use;
- 528 “(5) Presence of overgrown vegetation, dead or diseased trees, or noxious weeds;
- 529 “(6) Absence of furnishings or personal items consistent with habitation;
- 530 “(7) The building is open to casual entry or trespass; and
- 531 “(8) Any other criteria the Mayor deems relevant.

532 “(b) When making a determination that a vacant building is a blighted vacant building,
533 the Mayor shall consider the following:

- 534 “(1) The incidence of illegal activity, as documented by police reports;
- 535 “(2) Whether the vacant building is the subject of a condemnation proceeding
536 before the Board of Condemnation and Insanitary Buildings;
- 537 “(3) Referrals to the Department of Buildings from other District agencies;
- 538 “(4) One or more windows, doors, or other means of entry are missing or boarded
539 up;
- 540 “(5) Collapsing, missing or deteriorating walls, roof, stairs, porches, balconies,
541 chimneys, and other building elements;
- 542 “(6) Siding or exterior walls that are seriously damaged, missing, or deteriorating;
- 543 “(7) Trash and debris are improperly stored or accumulated on the premises;
- 544 “(8) The building shows visible signs of vandalism such as graffiti;
- 545 “(9) The presence of mold, algae, abandoned or wild animals, or insect or pest
546 infestation;
- 547 “(10) Any other criteria the Mayor deems relevant.

548 “(c) For purposes of this section, the term “Advisory Neighborhood Commission
549 certification” means a resolution approved by a majority vote of an Advisory Neighborhood
550 Commission in which the building is located requesting that the Mayor classify a building as
551 vacant or blighted vacant.”.

552 (d) Section 6 (D.C. Official Code § 42–3131.06) is amended to read as follows:

553 “Sec. 6. Registration of vacant buildings; renewal.

554 “(a) Except as provided in § 42–3131.06a of this chapter, the owner of a vacant building
555 shall, within 180 days after it becomes vacant, register the building and pay the registration fee.
556 The Mayor may extend the time for good cause.

557 “(b)(1) Each application for the registration of a vacant building shall be in a form
558 prescribed by the Mayor and shall contain the following information:

559 “(A) The street address of the vacant building;

560 “(B) The date on which the building became vacant;

561 “(C) The name, street address, telephone number, and electronic mail
562 address of the owner of record; except as provided in subsection (f) of this section;

563 “(D) The name, address, telephone number, and electronic mail address of
564 a person based in the District who is responsible for the security and maintenance of the
565 property, if other than the owner of record;

566 “(E) A signed vacant building maintenance plan required pursuant to § 42–
567 3131.12 of this chapter.

568 “(2) If at any time the information provided pursuant to paragraph (1) of this
569 subsection is no longer valid, the owner shall file a new registration within ten days containing

570 current information. There shall be no additional fee to provide current information pursuant to
571 this paragraph.

572 “(c) At the time of application for the initial registration or renewal of registration of a
573 vacant building, the owner shall arrange with the Mayor for the inspection of the building. On
574 receiving an application for the initial registration or renewal of registration of a vacant building,
575 the Mayor shall thereafter inspect the building. The Mayor shall approve the initial registration or
576 the renewal of registration for one year if:

577 “(1) The application for registration contains all of the information required
578 pursuant to subsection (a) of this section.

579 “(2) The building has been maintained in accordance with the requirements of §
580 42–3131.12; and

581 “(3) The vacancy of the building will not:

582 “(A) Be detrimental to the public health, safety, and welfare;

583 “(B) Unreasonably interfere with the reasonable and lawful use and
584 enjoyment of the other premises within the neighborhood; and

585 “(C) Pose a hazard to police officers or firefighters entering the building in
586 an emergency.

587 “(4) The building complies with the fire, building, and housing codes of the
588 District of Columbia;

589 “(5) The continuance of any maintenance work or condition of occupancy is not
590 dangerous to life or property;

591 “(6) No false statements or misrepresentations have been made upon the
592 registration application;

593 “(7) Orders on a building have been complied with and the building complies
594 with any applicable occupancy requirements;

595 “(8) An adequate water supply or facilities for firefighting purposes is furnished
596 as required in the fire code; and

597 “(9) The Mayor is permitted to inspect the building before initial registration,
598 during the registration period, and before a renewal of registration.

599 “(d) If the owner of a vacant building fails to comply with the provisions of subsection
600 (c) of this section, both initially and throughout the registration period, the Mayor may deny or
601 revoke the owner’s registration and may subject the owner to the penalties provided in § 42–
602 3131.10.

603 “(e)(1) After the initial designation of a property as vacant or blighted, the Mayor shall
604 not be required to perform additional inspections or surveys to sustain that classification.

605 “(2) After the Mayor has made a final determination that a building is a vacant
606 building or a blighted vacant building, that final determination shall remain in effect until the
607 owner submits information to the Mayor sufficient to warrant a change to that classification.

608 “(f)(1)(A) Except as provided in subparagraph (B) of this paragraph, no person except the
609 owner of record or an authorized agent of the owner of record, with proof of authorization from
610 the owner of record, may register a building as vacant.

611 “(B) The Mayor, upon a showing that the owner of record is physically
612 unable to register the property, may allow a relative of the owner of record to register the
613 building as vacant; provided, that the relative can show proof of being a relative and, to the
614 satisfaction of the Mayor, that the owner of record is physically unable to register the property.

615 “(2) This subsection shall not in any way limit the Mayor's authority to register as
616 vacant or blighted any property whose owner fails to register it as required by this chapter.”.

617 (e) A new section 6a (D.C. Official Code § 42–3131.06a) is added to read as follows:

618 “Sec. 6a. Exemptions.

619 “(a) A vacant or blighted vacant building shall not be subject to the registration
620 requirements of § 42–3131.06 if it is:

621 “(1) Owned by the government of the United States or its instrumentalities; or

622 “(2) Authorized as exempt from real estate taxes by the United States Department
623 of State's Office of Foreign Missions on the basis of its use for diplomatic or consular purposes
624 or for the official business of an international organization.

625 “(b) A vacant building shall not be subject to the increased real property tax rates for
626 vacant buildings in § 47-812(b-10) if it is:

627 “(1) Exempted by the Mayor in extraordinary circumstances and upon a showing
628 of substantial economic or personal hardship as determined in subsection (c) of this section;

629 “(2) In compliance with the requirements of § 42–3131.12 and applicable
630 property maintenance code standards for the District of Columbia and the owner or his or her
631 agent has been actively seeking in good faith to rent or sell the building; provided, that an
632 exemption under § 42-3131.06a(b)(2) shall only be available for a period not to exceed:

633 “(A) Half a tax year from the initial listing, offer, or advertisement of sale
634 in the case of single-family residential buildings;

635 “(B) Two tax years from the initial listing, offer, or advertisement of sale
636 for multifamily residential buildings; or

637 “(C) Two tax years from the initial listing, offer, or advertisement of rent
638 or sale for commercial buildings;

639 “(3) For a period not to exceed 3 tax years, the subject of a probate proceeding or
640 the title is the subject of litigation (not including a foreclosure of the right of redemption action
641 brought under Chapter 13A of Title 47 [§ 47-1330 *et seq.*]). The tax year in which the exemption
642 under § 42-3131.06a(b)(3) starts is determined by the filing date of the applicable probate
643 proceeding and/or litigation;

644 “(4) For a period not to exceed 2 tax years, the subject of a pending application
645 for a necessary approval for development before the Board of Zoning Adjustment, the Zoning
646 Commission for the District of Columbia, the Commission on Fine Arts, the Historic
647 Preservation Review Board, the Mayor’s Agent for Historic Preservation, the Department of
648 Public Works, or the National Capital Planning Commission; or

649 “(5) For a period not to exceed half a tax year, the owner of the property or his or
650 her agent has an active building permit application that is being reviewed and processed by the
651 District, and the owner is actively seeking in good faith to obtain a building permit for the
652 purposes of making the building fit for occupancy; or

653 “(6) For a period not to exceed 3 tax years, under active construction or
654 undergoing active rehabilitation, renovation, or repair, and there is a valid active building permit
655 to make the building fit for occupancy. During the half tax year in which the exemption is
656 requested, the building must be under active construction or undergoing active rehabilitation,
657 renovation, or repair under a valid active building permit. The term “active construction” means
658 the conducting of activities that contribute directly to the completion of improvements
659 contemplated or shown on active permits.

660 “(c)(1) To qualify for an exemption for substantial economic or personal hardship
661 pursuant to subsection (b)(1) of this section, an owner must demonstrate:

662 “(A) He or she was a debtor in an individual bankruptcy action within the
663 last 12 months;

664 “(B) He or she experienced a significant medical event that prevented him
665 or her from engaging in normal work or business activities for at least a period of 30 days;

666 “(C) He or she was involuntarily terminated from employment and was
667 unemployed for at least 60 days within the last 12 months;

668 “(D) He or she is:

669 “(i) 60 years of age or older and is receiving social security
670 disability insurance;

671 “(ii) 65 years of age or older and has a household income that does
672 not exceed 120% of the median family income and has experienced medical, personal, or
673 financial hardship in the past 180 days;

674 “(E) He or she was impacted by a fire at the property that was not the
675 result of criminal activity or negligence as identified by a Fire and Emergency Medical Services
676 investigation; or

677 “(F) He or she was impacted by a natural disaster at the property.

678 “(2) The exemption may be granted for a period not to exceed one tax year from
679 the required registration date, subject to renewal on the basis of continuing extraordinary
680 circumstances and substantial undue economic hardship. The Mayor may withdraw the
681 exemption at any time.

682 “(d)(1) The cumulative time period for exemption from registration and fee requirements
683 for a vacant building under the same, substantially similar, or related ownership shall not exceed
684 3 tax years.

685 “(2) The limitations set forth in paragraph (1) of this subsection shall not apply to
686 vacant buildings that benefit from an exemption under subsection (a) of this section.

687 “(e) The total cumulative time for exemptions granted under subsection (b) of this section
688 to any property shall not exceed 5 tax years in any 12-year period, excluding exemptions granted
689 under subsection (a) of this section.”.

690 (f) Sec. 7 (D.C. Official Code § 42–3131.07) is repealed.

691 (g) Sec. 9 (D.C. Official Code § 42–3131.09) is amended to read as follows:

692 “(a) Except as provided in § 42–3131.06a(a), the owner of a building shall register the
693 building and pay registration fees within 180 days after it becomes a vacant or blighted vacant
694 building.

695 “(b) Fees for registration and renewal shall be as follows:

696 “(1) The initial registration fee shall be \$350.

697 “(2) The renewal registration fee shall be \$500.

698 “(c) The Mayor may increase the fees in subsection (b) of this section through rules
699 issued pursuant to § 42–3131.21.”.

700 (h) Section 10 (D.C. Official Code § 42–3131.10) is amended to read as follows:

701 “(a)(1) The failure of the owner of a vacant or blighted vacant building to register and
702 pay all required fees under § 42-3131.06(a) or § 42-3131.09 after notice of the designation of the
703 owner’s building as vacant or blighted vacant, the determination of delinquency of registration or
704 fee payment, the denial or revocation of registration, the filing by an owner of any false or

705 misleading registration-related information, or the refusal of the owner of a vacant or blighted
706 vacant building to permit the Mayor to inspect the building shall be subject to a civil penalty of
707 up to \$1,000 for the first violation, \$2,500 for the second violation, and \$5,000 for the third and
708 subsequent violations.

709 “(2) The Director of the Department of Buildings shall provide the Office of the
710 Attorney General with a list of all owners who fail to register and pay the required fee after
711 notice.

712 “(b) If the owner of a vacant building fails to maintain the building in compliance with
713 the requirements of § 42–3131.12 or, having obtained a vacant property registration,
714 subsequently fails to comply with the other registration requirements under § 42–3131.06, the
715 Mayor, in addition to issuing civil penalties pursuant to subsection (a) of this section, may:

716 “(1) Charge the owner with failure to comply and enforce all applicable penalties
717 under this chapter; and

718 “(2) Take other action as required by the Construction Codes or Construction
719 Codes Supplement of the District of Columbia to bring the building into compliance with those
720 codes.

721 “(c) Criminal prosecutions under § 42-3131.05 through § 42-3131.15 shall be brought in
722 the name of the District of Columbia by the Attorney General for the District of Columbia.”.

723 (i) Section 11(b) (D.C. Official Code § 42–3131.11(b) is amended by striking the phrase
724 “Department of Consumer and Regulatory Affairs” and inserting the phrase “Department of
725 Buildings” in its place.

726 (j) Section 12 (D.C. Official Code § 42–3131.12) is amended to read as follows:

727 “Sec. 12. Vacant building maintenance standard and plan.

728 “(a) The owner of a vacant building shall comply with the following maintenance
729 requirements:

730 “(1) The exterior of the building shall be maintained free of graffiti, tagging, or
731 similar markings;

732 “(2) Exterior walls shall be free of holes, breaks, and loose or rotting materials;

733 “(3) The interior of the building, and the property on which the building is
734 located, shall be free from debris, rubbish, and garbage;

735 “(4) Exposed metal and wood surfaces on the exterior of the building and any
736 accessory or appurtenant structures shall be protected from the elements and against decay or
737 rust;

738 “(5) The cornices, belt courses, corbels, terra cotta trim, wall facings, and similar
739 decorative features shall be safe, anchored, and in good repair;

740 “(6) All balconies, canopies, marquees, signs, metal awnings, stairways, fire
741 escapes, standpipes, exhaust ducts, and similar features shall be in good repair, anchored, safe
742 and sound;

743 “(7) Doors, windows, areaways, and other openings shall be weather-tight and
744 secured against entry by birds, vermin, and trespassers, and missing or broken doors, windows,
745 and other openings shall be covered with 1/2 inch CDX plywood that is painted in accordance
746 with the predominant tone of the building and is weather protected, tightly fitted to the opening,
747 and secured by screws or bolts;

748 “(8) The roof and flashing shall be sound and tight, not admit moisture, and
749 drained to prevent dampness or deterioration in the walls or interior;

750 “(9) The building storm drainage system shall be adequately sized and installed in
751 an approved manner and functional;

752 “(10) The structural members shall be free of deterioration and capable of safely
753 bearing imposed dead and live loads;

754 “(11) The foundation walls shall be plumb, free from open cracks and breaks, and
755 vermin-proof;

756 “(12) Chimneys, cooling towers, smokestacks, and similar appurtenances shall be
757 structurally safe, sound, and in good repair;

758 “(13) Openings in sidewalks shall be safe for pedestrian travel;

759 “(14) The property on which the building is located shall be free from excessive
760 vegetation and debris; and

761 “(15) The property on which the building is located, as well as any accessory or
762 appurtenant structures, shall be free from safety, health, or fire hazards.

763 “(b) The owner of a vacant property or his or her agent shall submit a vacant property
764 maintenance plan with the registration form required pursuant to § 42–3131.06. The plan shall
765 include the following:

766 “(1) The name, address, and contact information (telephone number and
767 electronic mail address where applicable) of the person submitting the plan;

768 “(2) Contact information for the person designated to manage and maintain the
769 property;

770 “(3) A copy of a letter or notice to properties immediately adjacent to the vacant
771 building advising residents of the name and contact information of the person designated to
772 manage and maintain the property;

773 “(4) A plan for actively monitoring, maintaining, and securing the property for the
774 anticipated or expected period of vacancy that demonstrates how the property will be maintained
775 in accordance with subsection (a) of this section;

776 “(5) Any other information deemed necessary by the Mayor for purposes of
777 effectuating this section.”.

778 (k) Section 15 (D.C. Official Code § 42-3131.15) is amended to read as follows:

779 “(a) Within 15 days after the designation of an owner’s building as a vacant building, the
780 determination of delinquency of registration or fee payment, the denial or revocation of
781 registration, or the designation of a vacant building as a blighted vacant building, the owner may
782 petition the Mayor for reconsideration by filing the form prescribed by the Mayor.

783 “(b) Within 60 days after receiving a petition pursuant to subsection (a) of this section,
784 the Mayor shall issue a notice of final determination to the owner of the vacant building. The
785 petition shall be deemed denied, and it shall have the same effect of the issuance of a notice of
786 final determination, if the Mayor does not act upon the petition within 60 days.

787 “(c) Within 15 days after the date of the notice of final determination under subsection (b)
788 of this section, or within 15 days after the expiration of the time period under subsection (b) of
789 this section, an owner may file an appeal with the Real Property Tax Appeals Commission for the
790 District of Columbia on the form prescribed by the Mayor; provided, that the notice of final
791 determination or passive appeal under subsection (b) of this section shall be a prerequisite to
792 filing an appeal with the Real Property Tax Appeals Commission for the District of Columbia.
793 The Real Property Tax Appeals Commission may not extend the time to file an appeal.

794 “(d) After receiving a notice of appeal from an owner as required under subsection (c) of
795 this section, the Real Property Tax Appeals Commission for the District of Columbia shall

796 provide by mail or electronic mail to the Advisory Neighborhood Commission in which the
797 vacant building is located, at least 15 days before any scheduled hearing on the appeal, the
798 following information related to the building at issue:

799 “(1) The name of the owner of the building, and the address of the building,
800 including square, suffix and lot numbers;

801 “(2) The determination under review; and

802 “(3) The date, time, and location of the hearing.

803 “(e) The District, through the Office of the Attorney General, may appeal a decision of
804 the Real Property Tax Appeals Commission to the Superior Court of the District of Columbia
805 within 90 days after the receipt of a written decision.”.

806 (l) Section 16 (D.C. Official Code § 42-3131.16) is amended to read as follows:

807 “(a) No less than once a week, the Mayor shall transmit to the Office of Tax and Revenue
808 a list of buildings:

809 “(1) Registered as vacant or blighted vacant;

810 “(2) Designated as vacant or blighted vacant; and

811 “(3) For which the time period to issue a notice of final determination under § 42-
812 3131.15(b) has expired or a notice of final determination has been issued under § 42-3131.15 and
813 administrative appeals have been exhausted or expired.

814 “(b) The list shall be in the form and medium prescribed by the Office of Tax and
815 Revenue.

816 “(c) Buildings shall remain on the list required by this section until a change in
817 classification is approved.

818 “(d) The Mayor and the Office of Tax and Revenue shall develop a procedure to reconcile
819 any material differences between information retained by the Department of Buildings regarding
820 buildings registered as vacant or designated as blighted vacant, and buildings taxed as Class 3 or
821 4, on at least a monthly basis.”.

822 (m) Section 17 (D.C. Official Code § 42-3131.17) is repealed.

823 (n) Section 18 (D.C. Official Code § 42-3131.18) is amended to read as follows:

824 “Sec. 18. Publication of vacant and blighted vacant building information by the
825 Department.

826 “(a) The Department of Buildings shall maintain, on a publicly available website, a
827 database or list of vacant and blighted buildings. The database or list shall, at a minimum,
828 contain the following information:

829 “(1) The address of the building, including the square, suffix, and lot number of
830 the property on which the building is located;

831 “(2) The Advisory Neighborhood Commission and Ward in which the building is
832 located;

833 “(3) The date on which the building was determined to be a vacant or blighted
834 vacant building or registered as a vacant or blighted vacant building pursuant to § 42-3131.06;

835 “(4) The type of exemption the building has received, the date on which the
836 building received an exemption, and the number of half tax years the building has been exempt,
837 if applicable;

838 “(5) The number of months the building has been registered vacant or designated
839 as blighted vacant;

840 “(6) The last date on which the property was inspected by the Department; and

841 “(7) The current tax classification of the property.”.

842 (o) Sec. 19 (D.C. Official Code § 42-3131.19) is repealed.

843 (p) A new section 20 (D.C. Official Code § 42-3131.20) is added to read as follows:

844 “Sec. 20. Vacant and blighted vacant building receivership.

845 “(a) The Mayor may petition the Superior Court of the District of Columbia for the
846 appointment of a receiver to rehabilitate, demolish, or sell a vacant or blighted vacant building,
847 upon the occurrence of any of the following, each of which is deemed a nuisance per se:

848 “(1) The vacant building has been registered as vacant for at least 12 months,
849 excluding any exemptions provided pursuant to § 42–3131.6a, and at least one notice of
850 infraction for which a final order has been issued by the Office of Administrative Hearings has
851 not been abated by the owner 30 days after the issuance of the final order;

852 “(2) The vacant building has been registered as vacant for at least 36 months,
853 excluding any exemptions provided pursuant to § 42–3131.6a;

854 “(3) The blighted vacant building has been designated as blighted vacant for at
855 least 12 months, excluding any exemptions provided pursuant to § 42–3131.6a; or

856 “(4) The vacant or blighted vacant building is subject to a condemnation order by
857 the Board for the Condemnation of Insanitary Buildings pursuant to § 6-903.

858 “(b) The Mayor shall give notice to the owner of the building no less than 90 days prior
859 to the filing of a petition.

860 “(c) The petition for appointment of a receiver shall include:

861 “(1) A copy of the registration form or designation form;

862 “(2) A copy of the final order from the Office of Administrative Hearings, if
863 applicable; and

864 “(3) A verified pleading that identifies and states the qualifications of the
865 proposed receiver.

866 “(c) The petition for the appointment of a receiver shall name as respondents:

867 “(1) The owner of the property;

868 “(2) Any lien holder of record; and

869 “(3)(A) The plaintiff in a proceeding to foreclose the right of redemption.

870 “(B) Failure to name the plaintiff shall not prevent the action from going
871 forward but shall prevent the receiver’s lien for expenses incurred from rehabilitating,
872 demolishing, or selling the building from having priority over the plaintiff’s lien interest.

873 “(d)(1) After filing a petition and before a receiver is appointed, the Mayor shall
874 give notice of pendency and nature of the proceedings by certified mail to the last known
875 addresses of all judgment creditors and lien holders with a recorded interest in the property. This
876 notice is not required for respondents named under subsection (c) of this section.

877 “(2) Within 30 days after the date on which the notice was mailed, a judgment
878 creditor or lien holder with a recorded interest in the property may apply to intervene in the
879 proceeding and to be appointed a receiver. A creditor or lien holder whose interest is not recorded
880 does not have standing to intervene in the proceeding and is not eligible to be appointed a
881 receiver.

882 “(3) Failure to give notice to any judgment creditors or lien holders as required by
883 this subsection shall not prevent the action from going forward but shall prevent the receiver’s
884 lien for expenses incurred from rehabilitating, demolishing, or selling the building from having
885 priority over that person’s lien interest.

886 “(e)(1) Instead of appointing a receiver to rehabilitate, demolish, or sell the building, the
887 Court may permit an owner, mortgagee, or other person with an interest in the property to
888 rehabilitate or demolish it, if the person:

889 “(A) Demonstrates the ability to complete the rehabilitation or demolition
890 within a reasonable time;

891 “(B) Agrees to comply with a specified schedule for rehabilitation or
892 demolition of the building; and

893 “(C) Posts bond, in an amount determined by the court, as security for the
894 performance of the required work in compliance with a specified schedule.

895 “(2)(A) The Mayor may apply to the court for immediate revocation of a person’s
896 appointment pursuant to this subsection if the person appointed is not proceeding with due
897 diligence or in compliance with the specified schedule.

898 “(B) In the event that the court revokes the person’s appointment and
899 appoints a receiver, the bond posted under subparagraph (C) of paragraph (1) of this subsection
900 shall be applied to the subsequently appointed receiver’s expenses for rehabilitating,
901 demolishing, or selling the building.

902 “(f)(1) If no qualified person with an ownership interest requests an appointment to
903 rehabilitate or demolish the property, or if an appointee is dismissed, the court shall appoint a
904 receiver of the property for the purposes of rehabilitating and managing the property,
905 demolishing the property, or selling it to a qualified bidder.

906 “(2) On the appointment of a receiver to rehabilitate, demolish, or sell the
907 property, all parties are divested from any authority to act in furtherance of those goals.

908 “(3) A receiver appointed to rehabilitate, demolish, or sell a vacant building has
909 no duty to, and is not personally liable for failing to, maintain the property or protect the property
910 from casualty or loss.

911 “(g) A receiver appointed to rehabilitate or demolish a vacant building, in addition to all
912 necessary and customary powers, has the right of possession with authority to:

913 “(1) Contract for necessary labor and supplies for rehabilitation or demolition.

914 “(2) Borrow money for rehabilitation or demolition from an approved lending
915 institution or through a government agency or program, using the receiver’s lien against the
916 property as security;

917 “(3) Manage the property for a period of up to 2 years and apply the rent received
918 to current operating expenses and to repayment of outstanding rehabilitation expenses; and

919 “(4) Foreclose on the receiver’s lien or accept a deed in lieu of foreclosure.

920 “(h)(1) A receiver appointed to sell a vacant building, in addition to all necessary and
921 customary powers, may sell the property to the high bidder at public auction.

922 “(2) The receiver must post a notice of a public auction 60 days prior to the date
923 on which the auction will be held. The notice must contain:

924 “(A) The address of each building for sale at the public auction;

925 “(B) A description of each building for sale at the public auction, including
926 the size and type of the building; and

927 “(C) Any other information deemed necessary by the receiver.

928 “(3) The minimum bid required to purchase a building at a public auction shall be
929 \$5,000.

930 “(4) Before any sale, applicants to bid in a public auction or the proposed buyer in
931 a private sale must demonstrate that:

932 “(A) The applicants or proposed buyer have financial resources available
933 to rehabilitate the property;

934 “(B) The applicants or proposed buyer have experience rehabilitating
935 properties or have a contract or agreement with a person or organization that has experience
936 rehabilitating properties; and

937 “(C) The applicants or proposed buyers do not have any outstanding
938 property maintenance violations in the District, if applicable.

939 “(5) The receiver may charge a reasonable fee to applicants in connection with an
940 application to bid at a public auction or in connection with the solicitation of offers for a private
941 sale.

942 “(6) After deducting the expenses of the sale, the amount of outstanding taxes and
943 other government assessments, and the amount of the receiver’s lien, the receiver must apply the
944 remaining proceeds of the sale, first to the petitioner’s costs and expenses, and then to the liens
945 against the property in order of priority.

946 “(i)(1) Any costs or fees incurred by the receiver for purposes of rehabilitating,
947 demolishing, or selling a building pursuant to this subsection shall be a lien against the property.
948 The receiver’s lien shall have priority over all other liens and encumbrances, except taxes or
949 other government assessments. The receiver must allow the Mayor’s costs and expenses,
950 including reasonable attorney’s fees, to be paid to the extent that proceeds of a sale permit.

951 “(2) A receiver may foreclose on the lien by a sale of the building at a public
952 auction. After deducting the expenses of the sale, the receiver must apply the proceeds of the sale

953 to the liens against the building, in order of priority. In lieu of foreclosure, and only if the
954 receiver has rehabilitated the building, an owner may pay the receiver’s costs, fees, including
955 attorney’s fees, and expenses or may transfer all ownership in the property to either the receiver
956 or an agreed-on third party for an amount agreed to by all parties to the receivership as being the
957 property’s fair market value.

958 “(j) Following court ratification of a sale made pursuant to subsection (h) of this section,
959 the receiver must sign a deed conveying title to the buyer, free and clear of all liens, judgments
960 and other encumbrances. On court ratification of the sale, any secured interest of a lien or
961 judgment creditor automatically attaches to the proceeds from the sale to the extent that those
962 proceeds are available.

963 “(k) Upon sale of the property, the receiver must:

964 “(1) File with the court a final accounting; and

965 “(2) At the same time, file a motion with the court to dismiss the action.

966 “(l) The Mayor may contract with a nonprofit or for-profit organization to act as a
967 receiver pursuant to this section; provided, that any organization acting as a receiver must:

968 “(1) Not be delinquent on any fees, fines, taxes, or financial penalties owed to the
969 District; and

970 “(2) Have demonstrated experience with the management or sale of residential or
971 commercial properties; or

972 “(3) If the receiver will rehabilitate or demolish properties, have demonstrated
973 experience in the rehabilitation or demolition of residential or commercial properties.”.

974 (q) A new section 21 (D.C. Official Code § 42-3131.21) is added to read as follows:

975 “Sec. 21. Vacant and Blighted Building Report and Plan.

976 “(a) By January 1, 2026, the Mayor shall submit a report to the Council containing the
977 following information:

978 “(1) A description of predictive statistical models that could be used to identify
979 properties at risk of becoming vacant or blighted, as well as the data sources and information
980 technology infrastructure necessary to effectively implement these models;

981 “(2) A detailed description of proactive measures utilized by other jurisdictions in
982 the United States to enforce vacant and blighted property registration ordinances; and

983 “(3) An analysis and determination of the feasibility of utilizing proactive
984 measures to enforce the District’s laws regarding registration and maintenance of vacant and
985 blighted buildings.

986 “(b) By January 1, 2027, and every three years thereafter, the Mayor shall submit a
987 vacant and blighted property rehabilitation strategic plan to the Council. In developing the
988 strategic plan, the Mayor shall:

989 “(1) Analyze the extent and nature of interagency collaboration among District
990 agencies with respect to:

991 “(A) Enforcing legal requirements related to vacant and blighted buildings
992 in the District; and

993 “(B) Incentivizing the successful redevelopment or rehabilitation of vacant
994 and blighted buildings;

995 “(2) Review the use and effectiveness of existing incentives in the District that
996 support the redevelopment or rehabilitation of vacant and blighted buildings;

997 “(3) Review best practices for preventing vacancy and blight, and best practices
998 for redeveloping or rehabilitating vacant and blighted buildings;

999 “(4) Develop and refine performance metrics that measure the effectiveness of the
1000 District’s programs, interventions, and incentives regarding vacant and blighted properties; and

1001 “(5) Consult with stakeholders, including the following:

1002 “(A) Advisory Neighborhood Commissions;

1003 “(B) Organizations with significant experience redeveloping or
1004 rehabilitating vacant or blighted buildings; and

1005 “(C) Organizations or individuals with policy or research expertise on:

1006 “(i) Implementing strategic code enforcement programs;

1007 “(ii) Development incentives; and

1008 “(iii) Developing performance measures.”.

1009 (r) A new section 22 (D.C. Official Code § 42-3131.22) is added to read as follows:

1010 “Sec. 22. Rules.

1011 “The Mayor, pursuant to subchapter I of Chapter 5 of Title 2, may issue rules to
1012 implement the provisions of this chapter. The proposed rules shall be submitted to the Council
1013 for a 45-day period of review, excluding days of Council recess. If the Council does not approve
1014 or disapprove of the proposed rules, by resolution, within the 45-day review period, the proposed
1015 rules shall be deemed approved.”.

1016 Sec. 302. Section 47-825.01a(e)(1)(B) of the District of Columbia Official Code is
1017 amended to read as follows:

1018 “(B)(i) If an owner is aggrieved by a notice of final determination issued
1019 pursuant to §42-3131.15 or the time period to issue a notice of final determination under that
1020 section has expired, the owner may file an appeal on the determination of vacancy with the
1021 Commission within 15 days after the date of the notice or expiration. The Commission may not

1022 extend the time to file an appeal. Notwithstanding any other provision of this section, the
1023 Commission shall render a decision on the appeal within 120 days after the filing.

1024 “(ii) An appeal to the Commission under this subparagraph shall be
1025 on the same terms and under the same conditions, to the extent reasonable, as if the appeal were
1026 brought under subparagraph (A) of this paragraph; except, that no worksheet shall be required to
1027 be mailed, the Department of Buildings shall be the responsible agency, and any supplemental
1028 filing shall be provided to the Commission and the Department of Buildings.

1029 “(iii) A response from the Department of Buildings shall be
1030 available for inspection at least 7 days before the scheduled hearing.

1031 “(iv) The Department of Buildings shall have the authority, as
1032 provided to OTR under subsection (f) of this section, to make redeterminations of vacancy and
1033 blight and any reclassifications that may be necessary.

1034 “(v) The Department of Buildings shall be entitled to a rehearing to
1035 establish the proper status, vacant or blight, and tax classification of the real property under the
1036 same conditions and to the same extent under paragraph (6) of this subsection; provided, that
1037 paragraph (6)(D) of this subsection shall not apply.”.

1038 **TITLE IV. VACANT AND BLIGHTED PROPERTY INCENTIVES AND TAXES.**

1039 **SUBTITLE A. EXPEDITED PERMIT REVIEW FOR VACANT AND BLIGHTED**
1040 **PROPERTIES.**

1041 Sec. 401. (a) The Construction Codes Approval and Amendments Act of 1986, effective
1042 March 21, 1987 (D.C. Law 6-216; D.C. Official Code § 6-1401 *et seq.*), is amended by adding a
1043 new section 10e to read as follows:

1044 “Sec. 10e. Expedited permit review for vacant and blighted vacant properties.

1045 “(a) No later than 180 days after the effective date of the Vacant to Vibrant Amendment
1046 Act of 2024, the Department shall establish an expedited permit review process for permits
1047 described in subsection (b) of this section; provided, that the expedited permit review process
1048 shall only apply to permits for Class 3 and Class 4 properties.

1049 “(b) The following permits shall be eligible for an expedited permit review process
1050 established pursuant to subsection (a) of this section:

1051 “(1) A demolition permit;

1052 “(2) A raze permit;

1053 “(3) An addition, alteration, and repair permit;

1054 “(4) An alteration and repair permit;

1055 “(5) A sheeting and shoring permit;

1056 “(6) A new building permit; and

1057 “(7) Trade permits.

1058 “(c) The Department shall not charge additional fees beyond the standard permit fees for
1059 eligible applicants to utilize the expedited permit review process established pursuant subsection
1060 (a) of this section.”.

1061 **SUBTITLE B. VACANT AND BLIGHTED PROPERTY TAX RATES.**

1062 Sec. 402. Section 47-812 of the District of Columbia Official Code is amended by
1063 adding a new subsection (b-13) to read as follows:

1064 “(b-13)(1) Notwithstanding the provisions of subsection (a) of this section, the sum of
1065 real property tax rates and special property tax rates for taxable Class 3 properties in the District
1066 of Columbia for the tax year beginning October 1, 2025, and each tax year thereafter, shall be as
1067 follows:

1068 “(A) For the first year in which the property is registered as vacant, the tax
1069 rate shall be the applicable tax rate for a Class 1A, Class 1B, or Class 2 property.

1070 “(B) For the second year in which the property is registered as vacant, the
1071 tax rate shall be \$3 for each \$100 of assessed value.

1072 “(C) For the third year in which the property is registered as vacant, the
1073 tax rate shall be \$4 for each \$100 of assessed value.

1074 “(D) For the fourth year, and any subsequent years, in which the property
1075 is registered as vacant, the tax rate shall be \$5 for each \$100 of assessed value.

1076 “(2) Notwithstanding the provisions of subsection (a) of this section, the sum of
1077 the real property tax rates and special real property tax rates for taxable Class 4 Properties in the
1078 District of Columbia for the tax year beginning October 1, 2025, and each year thereafter, shall
1079 be as follows:

1080 “(A) For the first year in which the property is designated as blighted
1081 vacant, the tax rate shall be the tax rate for a Class 1A, Class 1B, or Class 2 property.

1082 “(B) For the second year in which the property is designated as blighted
1083 vacant, the tax rate shall be \$6 for each \$100 of assessed value.

1084 “(C) For the third year in which the property is designated as blighted
1085 vacant, the tax rate shall be \$8 for each \$100 of assessed value.

1086 “(D) For the fourth year, and any subsequent years, in which the property
1087 is designated as blighted vacant, the tax rate shall be \$10 for each \$100 of assessed value.”.

1088 **SUBTITLE C. TAX SALE PROCEDURE FOR VACANT AND BLIGHTED**
1089 **PROPERTIES.**

1090 Sec. 403. Chapter 13A of Title 47 of the District of Columbia Official Code is amended
1091 as follows:

1092 (a) The table of contents is amended by adding the following at the end:

1093 “Subchapter V. Procedures for Class 3 and 4 Properties.

1094 “§ 47-1390. Eligibility to foreclose on a Class 3 or 4 Property.

1095 “§ 47-1391. Pre-foreclosure action notice; publication requirements.

1096 “§ 47-1392. Parties.

1097 “§ 47-1393. Complaint form; notice to certain persons.

1098 “§ 47-1394. Foreclosure proceedings; right of redemption.

1099 “§ 47-1395. Tax sale notice; bidder qualifications; excess; tax deed.”.

1100 (b) Section 47-1330 is amended as follows:

1101 (1) New paragraphs (1A) and (1B) are added to read as follows:

1102 “(1A) “Class 3 property” shall have the same meaning as § 47–813(c-9)(4)(A).

1103 “(1B) “Class 4 property” shall have the same meaning as § 47–813(c-9)(5)(A).”.

1104 (c) Section 47-1332 is amended as follows:

1105 (1) Subsection (c) is amended to read as follows:

1106 “(c) The Mayor shall not sell any real property if:

1107 “(1) A forbearance authorization has been approved in writing by the Mayor for
1108 the applicable tax sale;

1109 “(2) The owner enters into a payment plan pursuant to § 47-870 prior to the date
1110 of the tax sale;

1111 “(3) For an improved Class 1A or 1B Property, the tax amount to be sold is less
1112 than \$7,500;

1113 “(4) The real property is a Class 1A or 1B Property that is receiving a homestead
1114 deduction, with respect to which there is an outstanding non-void certificate of sale; provided,
1115 that no real property shall be excluded from sale solely pursuant to this paragraph if the non-void
1116 certificate of sale has been outstanding for 3 years or more; or

1117 “(5) For a Class 3 or Class 4 property, the owner has been delinquent for less than
1118 one year.”.

1119 (2) Subsection (e)(3)(A) is amended to read as follows:

1120 “(3)(A) The Mayor shall approve an application if the real property receives a
1121 homestead deduction and the tax amount to be sold is less than or equal to \$12,500.”.

1122 (d) New sections 47-1390 through 47-1396 are added to read as follows:

1123 “Sec. 47-1390. Eligibility to foreclose on a Class 3 or 4 Property.

1124 “After the expiration of one year from the date of delinquency, the Mayor may file a
1125 complaint with the Superior Court to foreclose on a tax certificate or certificates for a Class 3 or
1126 4 property.”.

1127 “Sec. 47-1391. Pre-foreclosure action notice; publication requirements.

1128 “(a)(1) No less than 90 days prior to the filing of a complaint with the Court pursuant to §
1129 47-1393, the Mayor shall send written notice to the owner of record of the property at such
1130 owner’s mailing address as updated in OTR’s real property records..

1131 (A) The notice shall inform the owner of the intent to file a complaint to
1132 foreclose on the tax certificate or certificates. The notice shall also contain the amount due as of
1133 the day of the notice, and state that the owner may pay the amount due, together with any
1134 additional interest, which may be owed prior to the filing date to halt any foreclosure action.

1135 “(2) The written notice pursuant to paragraph (1) of this subsection shall be sent
1136 by first class mail.

1137 “(b) At any time after 60 days from the mailing of the notice required in subsection (a) of
1138 this section, the Mayor shall cause to be advertised once in not less than 2 newspapers of general
1139 circulation in the District that are published once every 2 weeks, notice that the listed properties
1140 will subject to foreclosure proceedings due to delinquent real property taxes.

1141 “Sec. 47-1392. Parties.

1142 “(a) The plaintiff in an action to foreclose a Class 3 or 4 property pursuant to § 47-1394
1143 shall be the District.

1144 “(b) The defendants in an action to foreclose a Class 3 or 4 Property pursuant to § 47-
1145 1394 shall be:

1146 “(1) The record owner of the real property;

1147 “(2) If the real property is encumbered by a recorded life tenancy, the record life
1148 tenant and record remaindermen;

1149 “(3) If the real property is subject to a recorded estate for life or a recorded lease
1150 or ground rent for a term (with renewals) that is at least 30 years, the record owner of the fee
1151 simple title and the owner of the possessory interest as disclosed by a search performed in
1152 accordance with generally accepted standards of title examination of the records of the Recorder
1153 of Deeds;

1154 “(4) Any mortgagee of the real property, or any assignee of the mortgage of
1155 record, named as such in an unreleased mortgage recorded in the records of the Recorder of
1156 Deeds;

1157 “(5) The trustee of record under a deed of trust recorded against the real property
1158 and a holder of a beneficial interest in a deed of trust who files notice of the interest, which
1159 notice includes identification of the deed of trust, the book and page or roll and frame where the
1160 deed of trust is recorded, and the current address at which the holder may be served with a
1161 summons.

1162 “(c) If the identity of an owner cannot be ascertained, the unknown owner of the real
1163 property may be included may be included as a defendant by the designation: “Unknown owner
1164 of real property (insert a description of the real property in substantially the same form as the
1165 description that appears on the certificate of sale along with the street address, if any), the
1166 unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs,
1167 devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.”

1168 “Sec. 47-1393. Complaint form; notice to certain persons.

1169 “(a) A complaint filed to foreclose on a tax certificate or certificates for a Class 3 or 4
1170 Property shall, for each property listed in the complaint, contain:

1171 “(1) A description of the real property, by premises address, taxation square,
1172 suffix, and lot number, or parcel and lot number;

1173 “(2) The name(s) of the owner or owners of the property;

1174 “(3) A statement of the amount of taxes owed, including interest and penalties;

1175 and

1176 “(4) A request that the Court pass a judgment to foreclose on right of redemption.

1177 “(b) For each property listed in a complaint filed pursuant to subsection (a) of this
1178 section, a copy of the written notice provided to the owner pursuant to § 47-1391(a) shall be
1179 attached.

1180 “(c)(1) Upon filing a complaint with Superior Court pursuant to subsection (a) of this
1181 section, the Mayor shall send written notice of the action to all persons having a recorded
1182 interest, recorded claim, or recorded lien, including a recorded judgment, who have not been
1183 made a defendant in the action.

1184 “(2) The written notice required under paragraph (1) of this subsection shall be
1185 sent by first class mail and shall include as an attachment thereto a copy of the summons and
1186 complaint.

1187 “(d) The Mayor shall file a statement that the notice provisions of subsection (c) of this
1188 section have been complied with, or an affidavit stating that the address of the holder of the
1189 subordinate interest is not reasonably ascertainable.

1190 “Sec. 47-1394. Foreclosure proceedings; right of redemption.

1191 “(a)(1) Any defendant listed under § 47-1392(b) may file an answer and defense to the
1192 complaint within 30 after service of the notice and complaint. The answer may object to the
1193 proposed foreclosure upon one or more of the following grounds only:

1194 “(A) The real property is exempt from taxation or assessment pursuant to
1195 § 47-1002; or

1196 “(B) The delinquent taxes or assessments identified in the tax certificate or
1197 certificates were in fact paid;

1198 “(2) If an answer and defense is filed by any defendant or other interested person,
1199 the matter shall be heard in a summary manner without other pleading, and the court shall
1200 pronounce judgment.

1201 “(b) Real property subject to a foreclosure proceeding pursuant to this section may be
1202 redeemed at any time before the close of business before a judgment is entered, by payment, as

1203 prescribed by the Mayor, of the total amount of delinquent taxes, inclusive of interest and
1204 penalties.

1205 “(c) In the event that no answer by any person having a right to answer pursuant to
1206 subsection (a) of this section is provided, the Court determines that the issue raised by the answer
1207 of the defendant is without merit, or there is a failure to redeem pursuant to subsection (b) of this
1208 section, the Court shall order the District to sell the property at a public auction to satisfy the
1209 amount of lien, fees, and costs.

1210 “(d) The Court shall tax as a part of the taxable costs all legal fees and charges
1211 necessarily paid or incurred in procuring searches relative to the title of the real property,
1212 prosecuting the foreclosure action, providing for a court-ordered sale (including advertising and
1213 auctioneer fees) and securing and maintaining a guardian ad litem.

1214 “(e) The District shall not be required to plead or prove various steps, proceedings, and
1215 notices for the assessment and levy of taxes or assessments against the real property and all such
1216 taxes and assessment shall be presumed to be valid. A defendant alleging any jurisdictional
1217 defect or invalidity in the tax or assessment, because said real property was not liable to taxation
1218 or assessment, must particularly specify in the defendant’s answer such jurisdictional defect or
1219 invalidity and must affirmatively establish such defense.

1220 “(f) A guardian ad litem shall be appointed to serve for all persons known or unknown
1221 who have or may have an interest in the real property subject to a foreclosure action and who are
1222 or may be minors or individuals adjudicated incompetent at the date of filing such a list.

1223 “Sec. 47-1395. Tax sale notice; bidder qualifications; excess; tax deed.

1224 “(a) No less than 90 days after a judgment is entered by the Court, the Mayor shall
1225 publicly notice any Class 3 and 4 Properties that will be sold at a tax sale as follows:

1226 “(1) In not less than 2 newspapers of general circulation in the District that are
1227 published once every 2 weeks, a public notice stating the listed real property will be sold at
1228 public auction and at the place named in the public notice; and

1229 “(2) A list of real property in the public notice on the Office of Tax and Revenue’s
1230 website.

1231 “(b) The list in the public notice shall contain the following:

1232 “(1) A description of the real property, by premises address, taxation square,
1233 suffix, and lot number, or parcel and lot number;

1234 “(2) The name of the person who last appears on the Mayor’s tax roll as the owner
1235 of the real property;

1236 “(3) The minimum bid required to purchase the property at tax sale.

1237 “(c) Before any sale, applicants to bid in a public auction must demonstrate that:

1238 “(1) The applicants or proposed buyer have financial resources available to
1239 rehabilitate the property;

1240 “(2) The applicants or proposed buyer have experience rehabilitating properties or
1241 have a contract or agreement with a person or organization that has experience rehabilitating
1242 properties;

1243 “(3) The applicants or proposed buyer do not have any unresolved notices of
1244 infraction related to property maintenance violations in the District, if applicable; and

1245 “(4) The applicant is current on all taxes and liabilities owed to the District.

1246 “(d) Real property sold at tax sale pursuant to this section shall be sold “as is.” There is
1247 no guarantee or warranty of any kind, express or implied, relative to: Title, eligibility to build

1248 upon or subdivide the property; zoning classification; size; location; fitness for any use or
1249 purpose; or any other feature or condition of a foreclosed property sold pursuant to this section.

1250 “(e) If the highest bid for a property sold pursuant to this section exceeds the minimum
1251 bid due upon the whole property, the excess must be refunded, following payment of any
1252 recorded liens, to the owner of the record of the property. In the event that no claim for the
1253 excess is received by the Mayor within three years after the date of the sale, the Chief Financial
1254 Officer shall deposit the excess in the General Fund of the District of Columbia.

1255 “(f) The Mayor shall issue a deed for any property purchased by a bidder at a tax sale
1256 held pursuant to this section. The deed shall be prima facie evidence of a good and perfect title in
1257 fee simple to the real property.”.

1258 **SUBTITLE D. VACANT AND BLIGHTED HOME REVITALIZATION TAX**

1259 **CREDIT.**

1260 Sec. 404. Title 47 of the District of Columbia Official Code is amended as follows:

1261 (a) The table of contents is amended by adding a new chapter designation to read as
1262 follows:

1263 “19. Vacant and Blighted Property Rehabilitation Credit.”

1264 (b) A new chapter 19 is added to read as follows:

1265 “CHAPTER 19. VACANT AND BLIGHTED PROPERTY REHABILITATION

1266 CREDIT.

1267 “47-1819.01. Definitions.

1268 “47-1819.02. Credit Established.

1269 “47-1819.03. Annual Cap.

1270 “47-1819.04. Application and Mayoral Certification.

1271 “Sec. 47-1819.01. Definitions.

1272 “For purposes of sections § 47–1806.17a through 47-1806.17g, the term:

1273 “(1) “Area median family income” means the median family income for the
1274 Washington Metropolitan Statistical Area as set forth by the United States Department of
1275 Housing and Urban Development, adjusted for household size.

1276 “(2) “Class 3 property” shall have the same meaning as § 47–813(c-9)(4)(A).

1277 “(3) “Class 4 property” shall have the same meaning as § 47–813(c-9)(5)(A).

1278 “(4) “Eligible development costs” means amounts paid or incurred by an eligible
1279 taxpayer after December 31, 2025 for the acquisition of eligible property, construction,
1280 substantial rehabilitation, demolition of structures, or environmental remediation.

1281 “(5) “Eligible property” means a Class 3 or Class 4 property that is:

1282 “(A) A house comprised of 4 or fewer residential units or a condominium
1283 unit; and

1284 “(B) Located in a qualifying census tract as determined by the Mayor as of
1285 the date of the application pursuant to § 47–1819.04.

1286 “(6) “Eligible taxpayer” means a taxpayer certified by the Mayor pursuant § 47–
1287 1819.04(b) as eligible to claim the credit established under this chapter.

1288 “(7) “Qualifying census tract” means a census tract which has:

1289 “(A) A median family income which does not exceed 120% of the median
1290 family income of the District;

1291 “(B) A poverty rate that is not less than 130% of the poverty rate of the
1292 District; and

1293 “(C) A median value for owner-occupied homes that does not exceed the
1294 median value for all owner-occupied homes in the District.

1295 “(8) “Qualified homeowner” means an individual whose family income is 120%
1296 or less of the area median family income as of the date that a binding contract is entered into
1297 between that individual and an eligible taxpayer for the sale of the eligible property.

1298 “(9) “Substantial rehabilitation” means amounts paid or incurred for rehabilitation
1299 of an eligible property if such amounts exceed \$150,000 multiplied by the difference between the
1300 Consumer Price Index for the preceding tax year and the Consumer Price Index for the tax year
1301 2024 divided by the Consumer Price Index for tax year 2024. For the purposes of this paragraph,
1302 the Consumer Price Index for any real property tax year is the average of the Consumer Price
1303 Index for the Washington-Baltimore Metropolitan Statistical Area for all urban consumers
1304 published by the Department of Labor, or any successor index, as of the close of the 12-month
1305 period ending on September 30 of such tax year.

1306 “Sec. 47-1819.02. Credit established.

1307 (a) For tax years beginning after December 31, 2025, there is established a District of
1308 Columbia vacant and blighted home revitalization tax credit that may be claimed against taxes
1309 imposed under this subtitle.

1310 (b) The amount of the credit shall be 75% of the eligible development costs as certified
1311 by the Mayor to the Chief Financial Officer pursuant to § 47–1819.04(b).

1312 (c) The credit may exceed the tax liability under this chapter, including any minimum tax
1313 due under §§ 47-1807.02(b) or 47-1808.03(b), for that taxable year and shall be refundable to the
1314 eligible taxpayer, including an organization exempt under § 47–1802.01(a)(3) from taxation
1315 under this subtitle.

1316 (d) The credit may only be allowed if it:

1317 (1) Has been approved and certified by the Mayor to the Chief Financial Officer

1318 pursuant to § 47-1819.04:

1319 (2) Is claimed by an eligible taxpayer in the taxable year in which the substantial

1320 rehabilitation of the eligible property is completed; and

1321 (3) Is claimed in the manner and form prescribed by the Chief Financial Officer.

1322 “Sec. 47-1819.03. Annual Cap.

1323 “The Mayor may approve up to \$2,500,000 in credits under this subchapter each fiscal

1324 year.

1325 “Sec. 47-1809.04. Application and Mayoral certification.

1326 (a) Before a taxpayer may claim a credit pursuant this subchapter, the taxpayer must

1327 apply to the Mayor requesting approval.

1328 (b) If a taxpayer’s application is approved in accordance with this subchapter, the Mayor

1329 shall certify to the Chief Financial Officer the following on before December 1 of the calendar

1330 year following the end of the fiscal year in which the credit was approved:

1331 (1) The name and taxpayer identification number of the eligible taxpayer;

1332 (2) The address of the eligible property (including square and lot);

1333 (3) That the eligible taxpayer’s application in accordance with this section was

1334 approved;

1335 (4) The date the substantial rehabilitation was completed;

1336 (5) That the eligible taxpayer sold the property to a qualifying homeowner;

1337 (6) The total amount of the eligible development costs incurred by the eligible

1338 taxpayer;

- 1339 (7) The total amount of the credit approved for the eligible taxpayer; and
1340 (8) Any other information requested by the Chief Financial Officer.”.

1341 **SUBTITLE E. TAX ABATEMENT FOR THE REDEVELOPMENT OF VACANT**
1342 **AND BLIGHTED COMMERCIAL PROPERTIES.**

1343 Sec. 405. Title 47 of the District of Columbia Official Code is amended as follows:

1344 (a) Section 47-813 is amended as follows:

1345 (1) Subsection (c-9)(4) is amended to read as follows:

1346 “(c-9)(4)(A) Class 3 property shall be comprised of all improved real property that
1347 appears as vacant on the list compiled under § 42-3131.16.

1348 “(B) The Office of Tax and Revenue may request the Mayor to inspect the
1349 improved real property to determine whether the property is correctly designated or registered as
1350 vacant on the list compiled under § 42-3131.16.”.

1351 (2) Subsection (c-9)(5) is amended to read as follows:

1352 “(c-9)(5)(A) Class 4 Property shall be comprised of all improved real property that
1353 appears as blighted vacant on the list compiled under § 42-3131.16.

1354 “(B) The Office of Tax and Revenue may request the Mayor to inspect the
1355 improved real property to determine whether the property is correctly designated as blighted
1356 vacant on the list compiled under § 42-3131.16.”.

1357 (c) By adding new sections 47-861.01 through 47-861.04 to read as follows:

1358 “Sec. 47-861.01. Tax abatements for the redevelopment of vacant and blighted
1359 commercial properties – Definitions.

1360 “For purposes of §§ 47-861.01 through 47-861.04, the term:

1361 “(1) “Class 3 property” shall have the same meaning as § 47-813(c-9)(4)(A).

1362 “(2) “Class 4 property” shall have the same meaning as § 47–813(c-9)(5)(A).

1363 “(3) “Eligible development costs” means amounts paid or incurred for
1364 construction, substantial rehabilitation, demolition of structures, or environmental remediation of
1365 an eligible property. Eligible development costs shall not include land acquisition costs.

1366 “(4) “Eligible property” means a Class 3 or Class 4 property that:

1367 “(A) Shall be redeveloped to be used for commercial purposes as defined
1368 in paragraph 5 of this section; and

1369 “(B) Has been registered as a Class 3 or Class 4 property for at least 12
1370 months without any exemptions pursuant to § 42–3131.06a.

1371 “(5) “Used for commercial purposes” means use of real property primarily for
1372 conducting any trade, business, or profession, whether for profit or not, including providing
1373 goods or services or operating as a hotel or inn.

1374 “(6) “OTR” means the Office of Tax and Revenue.

1375 “Sec. 47-861.02. Tax abatements for the redevelopment of vacant and blighted
1376 commercial properties – Requirements.

1377 “(a) Subject to § 47-861.03, the Mayor may approve an abatement of the tax otherwise
1378 imposed under this chapter, in an amount calculated pursuant to § 47-861.03(a), for an eligible
1379 property if:

1380 “(1) Eligible development costs exceed \$1.5 million.

1381 “(2) The property owner, or its designee or assignee, demonstrates to the
1382 satisfaction of the Mayor that the abatement shall materially assist the redevelopment project and
1383 the redevelopment project would not go forward without the abatement.

1384 “(3) The property owner, or its designee or assignee, enters into an agreement
1385 with the District that requires the owner, or its designee or assignee, to, at a minimum, contract
1386 with certified business enterprises for at least 35% of the contract dollar volume of the
1387 construction of the project, in accordance with § 2-218.46.

1388 “(4) The property owner, or its designee or assignee, executes a First Source
1389 Agreement for the construction and operation of the project.

1390 “(5) The property owner, or its designee or assignee, requests a letter from the
1391 Mayor stating that the proposed redevelopment project is eligible for the tax abatement, setting
1392 forth the expected amount of the abatement, as determined pursuant to § 47-861.03(a), and
1393 reserving that amount for the project.

1394 “(6) The Mayor transmits to the owner the eligibility and reservation letter
1395 requested under paragraph (4) of this section, subject to such conditions as may be imposed by
1396 the Mayor and subject to the adjustment of the abatement amount based on the certifications
1397 provided for in § 47-860.03(a) and the abatement cap set forth in § 47-861.03(b).

1398 “(b) The Mayor shall, as nearly as practicable, review requests for eligibility and
1399 reservation letters in the order in which each completed request is received.

1400 “(c) The Mayor shall transmit to OTR a copy of each eligibility and reservation letter
1401 transmitted by the Mayor to an owner pursuant to subsection (a)(5) of this section.

1402 “(d) An abatement of the tax otherwise imposed under this chapter shall not be provided
1403 for a property for which an eligibility and reservation letter was transmitted by the Mayor
1404 pursuant to subsection (a)(5) of this section if the project which was the basis upon which the
1405 eligibility and reservation letter was issued has not received a certificate of occupancy within 24

1406 months after the date the eligibility and reservation letter was transmitted; provided, that the
1407 Mayor may extend the 24-month period for up to 8 months as deemed necessary.

1408 “(e)(1) After the completion of a project for which an eligibility and reservation letter was
1409 issued, the Mayor shall, if the conditions set forth in this section and the eligibility and
1410 reservation letter have been met, and subject to the abatement cap set forth in § 47-860.03(b),
1411 issue the property owner a certification of tax abatement, subject to such conditions as the Mayor
1412 may impose. The Mayor shall provide a copy of the certification letter to OTR. The certification
1413 shall identify:

1414 “(A) The property to which the certification applies by square and lot, or
1415 parcel or reservation number;

1416 “(B) The full legal name of the property owner, including taxpayer
1417 identification number;

1418 “(C) The tax to which the certification applies;

1419 “(D) The portion of the property that is eligible;

1420 “(E) The commencement date of the abatement;

1421 “(F) Any other information OTR shall require to administer the abatement.

1422 “(2) The Mayor shall notify the property owner and OTR if any property or owner
1423 certified under paragraph (1) of this subsection becomes ineligible for the abatement. The notice
1424 shall be written, shall identify the ineligible property, the date that the property became
1425 ineligible, and any other information required by OTR to terminate the abatement.

1426 “Sec. 47-861.03. Tax abatements for the redevelopment of vacant and blighted
1427 commercial properties – Abatement period, abatement amount, and caps.

1428 “(a) For each property for which a certification of abatement was issued under § 47-
1429 860.02(e), the real property tax imposed on the property under this chapter shall be abated as
1430 follows:

1431 “(1) Half of the otherwise applicable tax in each of the first six tax years
1432 following the tax year during which a certification of tax abatement is issued pursuant to § 47-
1433 860.02(e);

1434 “(2) Two-thirds of the applicable tax in each of the seventh and eighth tax years
1435 following the tax year during which a certification of tax abatement is issued pursuant to § 47-
1436 860.02(e); and

1437 “(3) Three-quarters of the applicable tax in each of the ninth and tenth tax years
1438 following the tax year during which a certification of tax abatement is issued pursuant to § 47-
1439 860.02(e).

1440 “(b) The total amount of tax abatements the Mayor may approve or certify under § 47-
1441 860.02 in each fiscal year, including amounts certified in prior years, shall be capped at the
1442 following amounts, subject to the availability of funding:

1443 “(1) For fiscal years 2027, 2028, and 2029, up to \$3 million; and

1444 “(2) For each succeeding fiscal year after Fiscal Year 2029, up to \$6 million.

1445 “(c) (1) Prior to the preparation by OTR of tax bills for each half-year installment of tax,
1446 the Mayor shall certify to OTR, by a date and in a form and medium prescribed by OTR, each
1447 property eligible to receive a real property tax abatement pursuant to a certification issued
1448 pursuant to § 47-860.02(e), and the portion of the tax to be abated under subsection (a) of this
1449 section for each such property with respect to such half-year installment bill.

1450 “(2) The certification required by paragraph (1) of this subsection shall be
1451 accompanied by a statement from the Mayor specifying the total amount of the tax abatement
1452 under subsection (b) of this section for the semiannual period of the certification that is available
1453 to abate the taxes of the properties identified pursuant to paragraph (1) of this subsection.

1454 “(d) If the amount of tax to be abated for any semiannual billing period for all properties
1455 certified under subsection (c)(1) of this section exceeds the total dollar amount of tax abatements
1456 available as certified under subsection (c)(2) of this section, the available dollar amount shall be
1457 allocated pro rata among all properties certified under subsection (c)(1) of this section.

1458 “Sec. 47-861.04. Tax abatements for the redevelopment of vacant and blighted
1459 commercial properties – Rules.

1460 “The Mayor shall, pursuant to Subchapter I of Chapter 5 of Title 2, issue rules to
1461 implement §§ 47-861.01 through 47-861.03.”.

1462 **TITLE V. FISCAL IMPACT STATEMENT; EFFECTIVE DATE.**

1463 Sec. 501. Fiscal impact statement.

1464 The Council adopts the fiscal impact statement in the committee report as the fiscal
1465 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
1466 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

1467 Sec. 502. Effective date.

1468 This act shall take effect following approval by the Mayor (or in the event of veto by the
1469 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
1470 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
1471 24, 1973, (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
1472 Columbia Register.