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5 A PROPOSED RESOLUTION  
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8 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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11 To declare the existence of an emergency with respect to the need to amend the Rental Housing  
12 Act of 1985 to enact a moratorium on applications for, and the Mayor’s issuance of,  
13 certificates of assurance associated with District rent stabilization laws.  
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15 RESOLVED, BY THE COUNCIL DISTRICT OF COLUMBIA, That this resolution  
16 may be cited as the “Certificate of Assurance Moratorium Second Extension Emergency  
17 Declaration Resolution of 2023”.

18 Sec. 2. (a) Section 221 of the Rental Housing Act of 1985 (D.C. Code § 42-  
19 3502.21) allows owners of housing accommodations to apply for certificates of assurance  
20 from the Mayor, which would provide that in the event their properties become subject to  
21 any rent stabilization, the owners would recover in the form of a District real estate tax  
22 credit the difference between the annual fair market rents and the annual amount of  
23 stabilized rents the owners receive from the tenants in the housing accommodations.

24 (b) Because the certificate of assurance entitlement lasts for as long as the  
25 properties remain housing accommodations, the entitlement may create a potentially  
26 prohibitive fiscal impact on future reform legislation.

27 (c) Implementation barriers and concerns kept the program from ever being fully  
28 operational.

29           (d) On September 22, 2020, the Council passed the Certificate of Assurance  
30 Moratorium Emergency Amendment Act of 2020 (Bill 23-0900), which placed an  
31 emergency moratorium on applications for, and the Mayor’s issuance of, certificates of  
32 assurance to owners of housing accommodations.

33           (e) Most recently, this moratorium was extended by the Certificate of Assurance  
34 Moratorium Second Extension Temporary Amendment Act of 2023, which will expire on  
35 January 25<sup>th</sup> 2024.

36           (f) The Certificate of Assurance Moratorium Second Extension Emergency  
37 Amendment Act of 2023 is necessary to maintain the status quo while permanent  
38 legislation is introduced and considered.

39           Sec. 3. The Council of the District of Columbia determines that the circumstances  
40 enumerated in section 2 constitute emergency circumstances making it necessary that the  
41 Certificate of Assurance Moratorium Second Extension Emergency Amendment Act of 2023 be  
42 adopted after a single reading.

43           Sec. 4. This resolution shall take effect immediately.