

A RESOLUTION

25-705

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

November 12, 2024

To declare the existence of an emergency with respect to the need to amend the Rental Housing Act of 1985 to enact a moratorium on applications for, and the Mayor's issuance of, certificates of assurance associated with District rent stabilization laws.

RESOLVED, BY THE COUNCIL DISTRICT OF COLUMBIA, That this resolution may be cited as the "Certificate of Assurance Moratorium Emergency Declaration Resolution of 2024".

Sec. 2. (a) Section 221 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3502.21), allows owners of housing accommodations to apply for certificates of assurance from the Mayor, which provide that in the event the owner's properties become subject to rent stabilization, the owners would recover, in the form of a District real estate tax credit, the difference between the annual fair market rents and the annual amount of stabilized rents the owners receive from the tenants in the housing accommodations ("program").

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

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

(d) On September 22, 2020, the Council passed the Certificate of Assurance Moratorium Emergency Amendment Act of 2020 (D.C. Act 23-454; 67 DCR 13216), which placed an emergency moratorium on applications for, and the Mayor's issuance of, certificates of assurance to owners of housing accommodations.

(e) The Council has extended the moratorium through subsequent emergency and temporary acts.

(f) The Certificate of Assurance Moratorium Emergency Amendment Act of 2024 is necessary to maintain the status quo while permanent legislation is considered.

Sec. 3. The Council determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Certificate of Assurance Moratorium Emergency Amendment Act of 2024 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.