

AN ACT
D.C. ACT 21-566

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

DECEMBER 7, 2016

To amend the Rental Housing Act of 1985 to clarify that a housing provider is prohibited from circumventing the rent control law by imposing on a tenant any mandatory fee for services or facilities except as included in the maximum rent charged, to prohibit a housing provider from entering a rental unit without a reasonable purpose, at a reasonable time, with reasonable notice to the tenant, to require that a housing provider have an affirmative duty to mitigate damages due to a tenant's breach of a rental agreement, to clarify that a tenant in a month-to-month tenancy is never required to provide more than a 30-day notice of the tenant's intention to vacate the premises, to otherwise restrict the use of lease provisions that require a tenant to provide more than 30 days notice of a tenant's intention to vacate the premises, to stipulate that where the lease provision requires the tenant to secure the housing provider's consent before subletting the premises or where the lease is silent that it be based on reasonable rental guidelines to be furnished to the tenant upon request, to provide a tenant with damages when a housing provider places or causes to be placed a prohibited provision in a lease in bad faith, and to add certain tenant protections concerning issues arising from ordinary wear and tear of apartments and their furnishings; and to amend An Act To establish a code of law for the District of Columbia to clarify that a residential tenant is never required to provide more than a 30-day notice of the tenant's intention to vacate the premises.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Residential Lease Clarification Amendment Act of 2016".

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

(a) The table of contents is amended as follows:

(1) Insert the phrase "Sec. 211a. Mandatory fees prohibited." after the phrase "Sec. 211. Services and Facilities."

(2) A new Title V-A is added to read as follows:

"TITLE V-A. OTHER HOUSING PROVIDER ACTIONS DURING TENANCIES

"Sec. 531. Access by housing provider to dwelling unit.

"Sec. 532. Housing provider duty to mitigate damages after breach of the rental agreement by tenant.