



Councilmember Anita Bonds

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency basis, the Rental Housing Act of 1985, to clarify notice requirements for evictions in non-payment of rent cases established by the Eviction Record Sealing and Fairness in Renting Amendment Act of 2022.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Notice Requirements for Evictions for Nonpayment of Rent Clarification Emergency Amendment Act of 2022".

Sec. 2. Section 501(a-1) of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(a-1) is amended as follows:

(a) Paragraph (1) is amended to read as follows:

“(1) A housing provider may recover possession of a rental unit for nonpayment of rent where the tenant fails to pay rent in an amount equal to at least \$600. The housing provider shall serve on the tenant a notice of past due rent at least 30 days in advance of action to recover possession of the rental unit.”

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

“(2) A notice of past due rent shall contain the following or substantively similar language:”

26 “The total amount of rent owed is [list specific amount due]. A ledger showing the dates
27 of rent charges and payments for the period of delinquency is attached. You have the right to
28 remain in the rental unit if the total balance of unpaid rent is paid in full.

29 “[Name of housing provider] has the right to file a case in court seeking your eviction if
30 you do not pay the balance of unpaid rent in full within 30 days of this notice.

31 “You have the right to defend yourself in court. Only a court can order your eviction. For
32 further help or to seek free legal services, contact the Office of the Tenant Advocate at 202-719-
33 6560 or the Landlord Tenant Legal Assistance Network at 202-780-2575.”

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

35 “(3) The requirement to serve a 30-day notice of past due rent pursuant to this
36 subsection shall not apply until October 8, 2022.”.

37 Sec. 3. Fiscal impact statement.

38 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
39 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
40 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

41 Sec. 4. Effective date.

42 This act shall take effect following approval by the Mayor (or in the event of veto by the
43 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
44 90 days, as provided for emergency acts of the Council of the District of Columbia in section
45 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
46 D.C. Official Code § 1-204.12(a)).