



Councilmember Anita Bonds

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3 A BILL
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6 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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9 To amend, on an emergency basis, the Rental Housing Act of 1985, to clarify the effective dates
10 of notice requirements for evictions in non-payment of rent cases established by the
11 Eviction Record Sealing and Fairness in Renting Amendment Act of 2022.
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13 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
14 act may be cited as the "Notice Requirements for Evictions for Nonpayment of Rent
15 Clarification Emergency Amendment Act of 2022".

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

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

19 “(1) Beginning on January 1, 2022, a housing provider shall provide the tenant with
20 notice of the housing provider's intent to file a claim against a tenant to recover possession of a
21 rental unit for the non-payment of rent at least 30 days before filing the claim.

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

23 “(2) Beginning on October 8, 2022, a housing provider shall provide a notice of non-
24 payment of rent to a tenant containing the following or substantively similar language:

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

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

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

33 Sec. 3. Fiscal impact statement.

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

37 Sec. 4. Effective date.

38 This act shall take effect following approval by the Mayor (or in the event of veto by the
39 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
40 90 days, as provided for emergency acts of the Council of the District of Columbia in section
41 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
42 D.C. Official Code § 1-204.12(a)).