

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare an emergency with respect to the need to amend, on an emergency basis, the Condominium Act of 1976 to authorize condominium unit owners' associations to conduct virtual meetings and clarify voting and quorum requirements for such meetings; to amend section 29-910 of the District of Columbia Official Code to allow cooperatives to conduct remote meetings; and to amend sections 29-1005.06, 29-1005.07, and 29-1008.11(b) of the District of Columbia Official Code to allow limited equity cooperatives to conduct remote meetings.

RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Association Meeting Flexibility Emergency Declaration Resolution of 2025".

Sec. 2. (a) Since the onset of the COVID-19 pandemic, virtual meetings have become routine for many District residents and organizations.

(b) During this time, the Council has repeatedly granted emergency and temporary flexibility for condominium and cooperative associations to conduct their meetings virtually without the need to amend their bylaws.

(c) The most recent extension of such flexibilities to condominium and cooperative associations, the Association Meeting Flexibility Temporary Amendment Act of 2024, will expire on March 1, 2024.

(d) On December 17, 2024, Council passed a permanent measure, the "Fairness and Stability in Housing Amendment Act of 2024" (B25-418), which included these provisions. The measure has not yet completed congressional review.

34 (d) Emergency legislation is necessary to ensure that all interested associations can  
35 readily benefit from virtual meeting capabilities.

36 Sec. 3. The Council of the District of Columbia determines that the circumstances  
37 enumerated in section 2 constitute an emergency making it necessary that the Association  
38 Meeting Flexibility Emergency Amendment Act of 2025 be adopted after a single reading.

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