

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this Act may be cited as the "Association Meeting Flexibility Emergency Amendment Act of 2025".

Sec. 2. Section 303 of the Condominium Act of 1976, effective March 29, 1977 (D.C. Law 1-89; D.C. Official Code § 42-1903.03), is amended as follows:

(a) Subsection (b) is amended by striking paragraph (4).

(b) A new subsection (f) is added to read as follows:

"(f) Notwithstanding any language contained in this act or in the condominium instruments:

"(1) Meetings of the unit owners' association, executive board, or committees may be conducted or attended by telephone conference, video conference, or similar electronic means. If a meeting is conducted by telephone conference, video conference, or similar electronic means, the equipment or system used must permit any unit owner in attendance to hear and be heard by, and to comprehend what is said by, all other unit owners participating in the

32 meeting. Any unit owner, board member, or committee member attending such meeting shall be
33 deemed present for quorum purposes.

34 “(2) A link or instructions on how to access an electronic meeting shall be
35 included in the notice required under subsection (a) of this section.

36 “(3) Any matters requiring a vote of the unit owners’ association at an annual or
37 regular meeting may be set by the executive board for a vote, and a ballot may be delivered with
38 the notice required under subsection (a) of this section. The executive board may set a reasonable
39 deadline for a ballot to be returned to the association.

40 “(4) The executive board may authorize unit owners to submit votes by electronic
41 transmission up to 7 days before the scheduled date of any meeting of the unit owners, and unit
42 owners who submit votes during such period shall be deemed to be present and voting in person
43 at such meeting.”.

44 Sec. 3. Section 29-910 of the District of Columbia Official Code is amended by striking
45 the phrase “If authorized by the articles or bylaws” and inserting the phrase “Regardless of
46 whether remote regular and special meetings of members are authorized by the articles or
47 bylaws” in its place.

48 Sec. 4. Section 29-1005.06(c) of the District of Columbia Official Code is amended by
49 striking the phrase “Unless the organic rules otherwise provide, members” and inserting the word
50 “Members” in its place.

51 Sec. 5. Section 29-1005.07(e) of the District of Columbia Official Code is amended by
52 striking the phrase “Unless the organic rules otherwise provide, members” and inserting the word
53 “Members” in its place.

54 Sec. 6. Section 29-1008.11(b) of the District of Columbia Official Code is amended by
55 striking the phrase “Unless the organic rules otherwise provide, a” and inserting the word “A” in
56 its place.

57 Sec. 4. Fiscal impact statement.

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

61 Sec. 5. Effective date.

62 This act shall take effect following approval by the Mayor (or in the event of veto by the
63 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
64 90 days, as provided for emergency acts of the Council of the District of Columbia in section
65 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
66 D.C. Official Code § 1-204.12(a)).