



Councilmember Robert C. White, Jr.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare an emergency, due to congressional review, 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 Congressional Review 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) On December 17, 2024, Council passed a permanent measure, the "Fairness and Stability in Housing Amendment Act of 2024" (Bill 25-418), which included these provisions. The measure is expected to become effective May 22, 2025.

(d) After passing Bill 25-418, the Council passed a final round of ordinary emergency and temporary legislation with the intent of avoiding a gap in the law. However, the emergency

33 bill will expire on May 14, 2025, and the temporary is expected to become effective May 17,  
34 2025.

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

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

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