

## **Tenant and Homeowner Accountability and Protection Amendment Act of 2019**

1. Insurance requirement for contractors
  - Contractors are required to show valid proof of insurance with permit application including when submitting applications in the name of the homeowner.
  - Adjacent and adjoining homeowners may submit insurance claims directly to the contractor's insurance company for damages related to acts or omissions of construction.
  - DCRA will be notified if any insurance lapses more than 15 days and issue a stop work order by the 20<sup>th</sup> day.
2. Basic Business License requirement for landlords in order to evict people or increase the rent
  - This will make it more likely that landlords get a license and keep it current
  - This also helps to keep the resident agent updated so tenants know who they can reach when issues arise with the building
3. Mandatory inspections for residential permits
  - This would codify the requirement that DCRA inspect homes within 6 months of a permit being issued.
4. Rat abatement for demolition permits
  - This would require rat eradication with each application of a raze, demolition or grading permit unless the requirement is waived or terminated due to a sworn statement by a pest control agent that rat abatement is unnecessary.
  - Rat abatement must comply with Department of Health guidelines and recommendations.
6. Housing Code Inspection and Enforcement
  - Creates a Rental Housing Inspections Division within the DCRA which will issue notices of violation within 24 hours to the property owner with a copy to the tenant.
  - Scheduled reinspections within 2-7 days of the abatement deadline
  - Requires one residential housing inspector for every 2,000 occupied residential housing units
7. Creates the Office of Code Enforcement which will enforce codes and refer cases to the Office of the Attorney General where there is a pattern of offenses in a building.
8. Zoning and Code Ombudsman and requirements for the Office of Zoning Administrator
  - Requires the Zoning Administrator make all guidance letters and determination letters available in a public searchable database by relevant zoning regulations.
  - Electronic copies are provided to ANCs and the Zoning Ombudsman within 48 hours.
  - Requires the Office of Planning to provide a report upon the request of an appellant before the Board of Zoning Adjustment or at the request of a member of the Board.
  - Creates the Zoning and Code Ombudsman Program to provide advocacy services for District residents seeking permits, zoning relief, review of issued permits or the enforcement of code or zoning violations.
  - Allows the Office of Attorney General to represent residents in appeals before the Board of Zoning Adjustment.
12. Environmental testing before the sale of a home
  - Requires additional tests of environmental conditions before the sale of a home to include among other things, mold, mildew and radon.
14. Establishes the District of Columbia Construction Commission
  - This is a 5-person panel that would set standards for licensing contractors in the District, enforce the standards and refer matters to the Office of the Attorney General.
15. Authorize ANC Commissioners to submit complaints attesting to a violation of a permit or stop work order to DCRA.
  - If the Department finds the complaint has merit, it may proceed with filing a Notice of Infraction.
  - Requires participating ANCs to be trained in order to issue complaints to DCRA.