



2021-2022 District of Columbia End of Legislative Session Report

Community Associations Institute's (CAI) DC Legislative Action Committee (DC LAC) had a busy 2021-2022 legislative session advocating on [behalf of the approximately 116,000 Washingtonians living in 49,000 homes in more than 2,000 community associations](#). More than 2,500 bills were introduced, and the DC LAC closely monitored 31 bills that would have directly affected community associations. Below is a brief overview:

B 24-1133 – Condominium Warranty Claims Clarification Emergency Amendment Act of 2022.

Condominium safety was the top priority for the DC LAC during the legislative session. The DC LAC worked to get this emergency amendment to the DC Condominium Act of 1976. This emergency legislation introduced late in 2022 will revise the construction defect warranty provisions, along with the process for filing claims against the warranty bond required to be posted with the District of Columbia's government to secure a condominium declarant's warranty obligations. This version was enacted and will last until the long-term version of the bill can be signed into law.

Status: [Enacted January 10th, 2023, through April 10th, 2023](#)

B 24-1138 - Condominium Warranty Claims Clarification Temporary Amendment Act of 2022. The DC LAC helped introduce this version of the amendments to the DC Condominium Act of 1976 which must be approved by Congress and is projected to come into effect in early March 2023. This legislation will continue to enforce the amendments put in place by the emergency Act.

Status: [Enacted – awaiting Congressional confirmation, expected effective March 8th, 2023, and expiration on November 18th, 2023](#)

B24-0257 - Coronavirus Support Congressional Review Emergency Amendment Act of 2021. In response to the coronavirus pandemic, the DC Council passed omnibus legislation related to the public health emergency. Included in the bill are provisions related to housing and liabilities, including a pause on evictions and foreclosures. The bill expired at the end of the public health emergency declaration.

Status: [Successfully Enacted](#)

B24-0347 - Protecting Consumers from Unjust Debt Collection Practices Emergency Amendment Act of 2021. This Act and its Temporary companion protect consumers from deceptive or aggressive debt collection practices during the Coronavirus pandemic.

Status: [Enacted, expired November 30th, 2021](#)

B24-0348 - Protecting Consumers from Unjust Debt Collection Practices Temporary Amendment Act of 2021. This Act and its Emergency companion protect consumers from deceptive or aggressive debt collection practices during the Coronavirus pandemic.

Status: [Enacted, expired June 9th, 2021](#)

B24-0364 - Coronavirus Unemployment Compensation Provisions Sunset Emergency Amendment Act of 2021. This bill extended the temporary provisions under the Coronavirus Support Temporary and



Emergency Amendment Acts of 2021 through September 2021.

Status: Enacted, expired September 4th, 2022.

B24-0376 - Foreclosure Moratorium Extension, Scheduled Eviction Assistance, Public Emergency Extension, and FOIA Tolling Emergency Amendment Act of 2021. The Council passed this bill to extend the foreclosure moratorium put in place during the Coronavirus pandemic. The act expired in January 2022.

Status: Enacted, expired January 5th, 2022.

B24-0385 - Post-Public Health Emergency Protections Extension Temporary Amendment Act of 2021. This bill temporarily amended the Condominium Act of 1976 to allow community associations to conduct virtual meetings and voting requirements. The provisions of this bill expired in October 2022.

Status: Enacted, expired October 13th, 2022.

B24-0612 - Foreclosure Moratorium Extension Emergency Amendment Act of 2022. This bill extended the entire foreclosure moratorium through June 2022, and in certain instances, until September 2022.

Status: Enacted, expired April 5th, 2022.

B24-0613 - Foreclosure Moratorium Extension Temporary Amendment Act of 2022. This bill extended the entire foreclosure moratorium through June 2022, and in certain instances, until September 2022.

Status: Enacted, expired November 19th, 2022.

B24-0883 - Foreclosure Moratorium Extension Revision and Homeowner Assistance Fund Promotion Emergency Amendment Act of 2022. This bill and its Temporary companion bill improved access to the Homeowner Assistance Fund (HAF) prior to foreclosure notice and extends the amount of time that residents had to apply for the Fund.

Status: Enacted, expired October 23rd, 2022

B24-0884 - Foreclosure Moratorium Extension Revision and Homeowner Assistance Fund Promotion Temporary Amendment Act of 2022. This bill and its Emergency companion bill improved access to the Homeowner Assistance Fund (HAF) prior to foreclosure notice and extends the amount of time that residents had to apply for the Fund.

Status: Enacted, expires May 4th, 2023

B24-0934 - Condominium Warranty Claims Clarification Amendment Act of 2022. This bill addresses construction defect warranty claims in condominium buildings. The bill rewrites the Condominium Act of 1976 to put a higher standard of building code compliance and requires structural defects to be repaired.

Status: Enacted – awaiting Congressional confirmation, expected effective March 8th, 2023, Enacted – awaiting Congressional confirmation, expected effective March 8th, 2023

District of Columbia Homeowner Assistance Fund. The American Rescue Plan of 2021 established the state Homeowner Assistance Fund (HAF) pilot program. CAI National worked to ensure that homeowners association and condominium assessments are included in the types of expenses states could allow as part of HAF. In 2022, the program fully opened to applicants in DC, providing \$50 million



for residents who faced pandemic-related hardships related to housing. The DC LAC successfully lobbied to ensure that association and condominium fees may be included in this assistance. CAI's resources for the HAF can be found [here](#).

Status: [Accepting Applications – more information and submit applications here](#)

Your Assistance is Needed

The CAI DC LAC relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who make up the DC Legislative Action Committee – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. The DC LAC needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from DC community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “DC” to support our continued efforts.

[Click here to follow the important legislation CAI and the DC LAC is tracking for 2023.](#)

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

DC Contact Information

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