



DISTRICT OF COLUMBIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

2025 CAI District of Columbia Legislative Session Report

The CAI District of Columbia Legislative Action Committee advocated on behalf the [approximately 106,000 Washingtonians living in 49,700 homes in nearly 2,000 community associations across the District](#). The 2025 session of the Council began on January 2, 2025, and is set to adjourn on December 9, 2025. Below are highlights from the 2025 DC Council:

B 26-0495 Condominium Insurance Amendment Act of 2025

The LAC **supported** this bill, which aims to adjust insurance requirements for condominium unit owners by increasing the deductible responsibility from \$5,000 to \$25,000 for damage originating from an owner's unit. It mandates unit owners to maintain individual insurance policies with specified coverages, including personal liability and loss assessment, while permitting the transfer of deductible costs to owners when applicable. If owners fail to secure appropriate insurance, the condominium association is empowered to purchase policies on their behalf and charge them for the premium. Overall, the amendment seeks to address increased insurance costs and ensure adequate coverage for potential property losses.

Status: Referred to the Committee on Housing. Carried over into 2026.

B 26-0078 Association Meeting Flexibility Temporary Amendment Act of 2025

The LAC **supported** this bill, which extended DC's temporary rules allowing for community association electronic voting and virtual meetings regardless of whether or not these rules were specifically outlined in governing documents. The bill passed during the 2025 session and had an expiration date of December 14, 2025.

Status: Successfully PASSED.

B 26-0156 Licensing for Accountability of Management of Properties (LAMP) Amendment Act of 2025

The LAC **opposed** this bill, which was a reintroduction of its 2023/2024 counterpart and would create a costly new licensing requirement for any person or firm involved in managing residential property. The course curriculum and administration would be handled by the Real Estate Commission, and the licensing requirement would apply to both individuals and companies that engage in the business of property management in the District.

This bill does not offer any new protections, as it is already the best practice of community association boards to secure a fidelity bond for insurance protections for losses that they incur because of fraudulent acts by community association managers. Instead of creating a new manager licensure program supported by taxpayer funds, CAI encourages self-regulation and national certification through existing industry driven programs. This bill does not provide for the utilization of these programs, meaning that DC taxpayers are being asked to fund a licensing program during a period of financial uncertainty for households across the District.

Additionally, licensing requirements create unnecessary barriers to entry, especially for immigrants with work authorization, individuals with criminal records, low-income, unemployed, and dislocated workers, as well as veterans and military spouses. This bill essentially creates a tax on the District's working families, and that goes against the Council's longstanding goal of providing pathways to economic security.

Status: Carried into 2026.

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Track DC Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in DC. To support their efforts, visit caionline.org/lacdonate and select "District of Columbia."

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

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