

Mold in Rental Housing

DC's Mold Law and Protections for Tenants

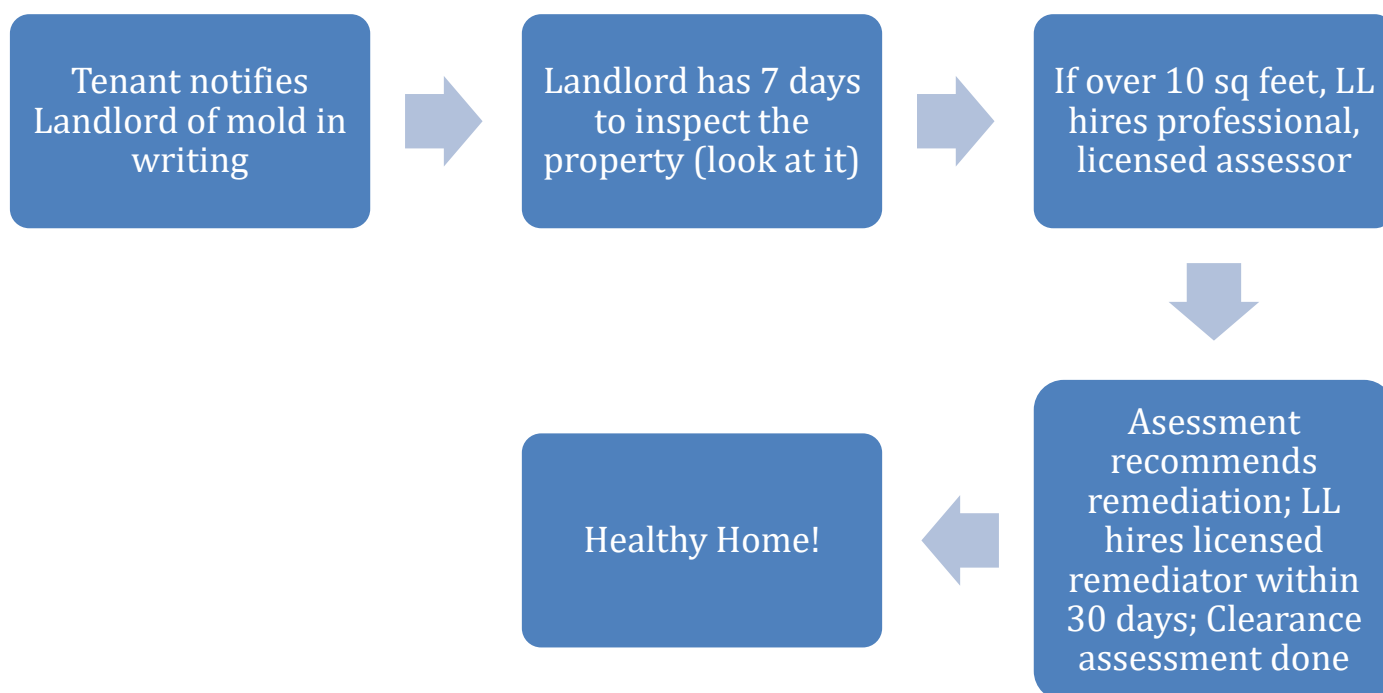
What is Mold?

- The law defines mold as living or dead fungi . . . on an interior surface of the building. D.C. Code § 8-241.01(4).

DC Law Requires Landlords to Repair Mold

- ◆ Landlords must repair (remediate) all mold in rental units
- ◆ If there is more than 10 square feet of visible mold in an affected area or from the same water source, then the landlord must use a professional, licensed mold inspector and a licensed remediator to do the repairs.
- ◆ If there is less than 10 square feet, then the landlord can follow DOEE guidance on remediating the mold.

Remediation timeline



Tenant Tips

- ◆ Painting over mold is not remediation!
- ◆ The underlying cause of the water issue must be fixed or mold may return.
- ◆ Be sure to give written or electronic notice to your landlord that you suspect mold to protect your rights.

NOTICE TO LANDLORD
REGARDING THE PRESENCE OF INDOOR MOLD

I _____ (name) reside at
_____ (address) and have discovered, or
suspect, that indoor mold exists in my rental unit or a common area of the building. Specifically, I suspect
that mold exists in the following areas of my apartment:

This Notice of Indoor Mold requires that, as my Landlord, you will have the property inspected within
seven (7) days of receipt of this notice, and that you will have all indoor mold eliminated within thirty (30)
days of inspection unless otherwise ordered by a court of the Mayor (Air Quality Amendment Act of 2014).

Please call me at _____ (phone number) to schedule an appointment to see my
apartment.

Signed _____

Date _____

Given to: _____

Date: _____