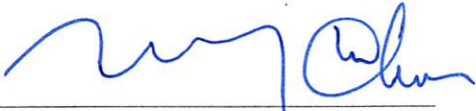
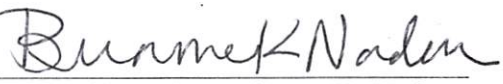


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3 Councilmember Mary M. Cheh


Councilmember Brianne K. Nadeau

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6 Councilmember Anita D. Bonds

7 A BILL

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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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16 To require contractors to submit current proof of insurance with applications for permits; to
17 permit owners of adjacent and adjoining properties to submit insurance claims directly to
18 the insurance company of a contractor for damages; to require proof of a valid Basic
19 Business License in order to evict tenants or increase the rent on residential properties; to
20 require mandatory inspections for residential permits within 6 months from the issuance
21 of a permit; to require plans for rat abatement to be submitted with an application for
22 demolition, grading or razing of land; To require that permitted parties update the
23 estimated cost of construction to ensure that the final bond on construction is 10% of the
24 costs of construction; to establish the Department of Rental Housing Inspections Division
25 which will issue notices of violation; to require the Department of Rental Housing
26 Inspections Division to issue notices within 24 of a violation to a property owner and
27 tenant; to require scheduled reinspections of violations within 2 days of the abatement
28 deadline; to require that the Department ensures there is one housing inspector for every
29 2,0000 occupied residential housing units; to require that the Department of Consumer
30 and Regulatory Affairs assign a housing inspector to the Housing Calendar of the District
31 of Columbia Superior Court; to establish the Office of Code Enforcement which will
32 enforce codes and refer cases to the Office of Attorney General where there is a pattern of
33 code violations in a residential building; to establish a Strategic Housing and Health
34 Official within the Department of Consumer and Regulatory Affairs; to require the
35 Strategic Housing and Health Official to coordinate with other agencies and use public
36 health data to inform strategic inspections and enforcement priorities for the Department
37 of Consumer and Regulatory Affairs; to require a review and report to Council of fines,
38 costs and fees assessed and collected every five years; to establish a Zoning and Code
39 Ombudsman to provide advocacy services for District residents seeking permits, zoning
40 relief, review of issued permits of the enforcement of code or zoning violations; to
41 require of Office of Zoning Administrator publish guidance and determination letter in a
42 searchable database by relevant zoning regulations; to require that Office of Zoning
43 Administrator provide electronic copies of guidance or determination letters to the Office

44 of Zoning and Code Ombudsman and member of Advisory Neighborhood
45 Commissioners; to allow the Office of the Attorney General to represent residents in
46 appeals before the Board of Zoning Adjustment; to require the Office of Planning submit
47 guidance letters to the Board of Zoning Adjustment where there is a request by either an
48 appellant or a member of the Board of Zoning Adjustment; to require environmental tests
49 before the sale of a home include mold, mildew, lead in water, lead in paint and radon
50 before the sale of a residential property which shall be provided to potential homebuyer
51 prior to closing; to require that permits for construction not be issued where the
52 construction would infringe on the existing solar panels of adjacent or adjoining
53 properties; to establish the District of Columbia Construction Commission which shall be
54 a five person panel appointed by the Mayor for a 5 year term which shall set the
55 standards for licensing contractors in the District and establish rules in furtherance of its
56 mission; to authorize Advisory Neighborhood Commissioners to submit complaints
57 attesting to violations of a permit, stop work order or code or zoning requirement to the
58 Department of Consumer and Regulatory Affairs.
59

60 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
61 act may be cited as the “Tenant and Homeowner Accountability and Protection Amendment Act
62 of 2019”.

63 Sec. 2. Contractor Insurance.

64 (a)(1) The Department of Consumer and Regulatory Affairs (“Department”) shall
65 require an applicant to provide proof of financial responsibility with each application for a permit
66 for construction or demolition where the estimated cost is greater than \$10,000.

67 (2) Each application from a contractor shall provide an estimated cost of
68 construction where the expected cost is greater than \$10,000.

69 (3) For applications submitted by or on behalf of a property owner, proof of
70 financial responsibility shall be provided by the party engaging in the permitted work or proof of
71 valid homeowner’s insurance shall be required.

72 (b) A copy of the proof of financial responsibility for all permits where proof of financial
73 responsibility is required pursuant to subsection (a) of this section and a copy of required permits
74 shall be clearly displayed to be easily visible and readable from the sidewalk for public viewing.

75 (c) Any entity that provides insurance to contractors or businesses licensed by the District
76 shall notify the Department electronically when an insurance policy of record has lapsed for at
77 least 15 days but before the policy has lapsed for 20 days.

78 (d) Within 48 hours of receiving notice of the lapse of insurance, the Department shall
79 issue a stop work order for any party doing work under a permit where the insurance has lapsed
80 for more than 20 days.

81 (e) An adjacent or adjoining property owner may submit a claim for damages related to
82 an act or omission of construction to the insurance company of the permitted contractor. An
83 adjacent or adjoining property owner may submit an estimate of damages for repairs from a
84 contractor licensed to do business within the District and is not obligated to have repairs done by
85 the insured permitted contractor or their subcontractor.

86 (f) For purposes of this section, the term “proof of financial responsibility” means
87 documentation from an insurance company licensed to do business in the District that the
88 licensed contractor or business is insured to conduct business in the District.

89 Sec. 3. Basic Business License requirement.

90 Section 501 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10;
91 D.C. Official Code § 42-3505.01), is amended by adding a new subsection (a-1) to read as
92 follows:

93 “(a-1)(1) A housing provider shall provide documentation of a Basic Business License at
94 the time of filing an action for possession; and shall provide such documentation to a tenant at
95 the time when notifying the tenant of a raise in rent; provided, that the housing provider is
96 required to possess a Basic Business License.

97 “(2) A housing provider shall also provide documentation that a copy of the Basic
98 Business License was been provided to the tenant, together with a statement that the housing
99 provider cannot raise the rent or evict a tenant if the housing provider does not possess a Basic
100 Business License at the time of his notifying the tenant of a raise in the rent or in filing for
101 possession, at the time of lease signing or within 30 days of the effective date of the DCRA
102 Homeowner and Tenant Protection Amendment Act of 2019, as introduced on July 9, 2019 (Bill
103 23-XXX).”

104 Sec. 4. Mandatory inspections for residential permits.

105 Section 10 of An Act providing for the zoning of the District of Columbia and the
106 regulation of the location, height, bulk, and uses of buildings and other structures and of the uses
107 of land in the District of Columbia, and for other purposes, approved June 20, 1938 (52 Stat.
108 800; D.C. Official Code § 6-641.09), is amended by adding a new subsection (c) to read as
109 follows:

110 “(c) Any permit issued for work that is required to be inspected shall become null and
111 void if the authorized work is not begun and inspected within six months after the permit is
112 issued, or if the authorized work is suspended, abandoned or not inspected for a period of six
113 months. In determining whether work has been suspended or abandoned under this Section, the
114 code official shall request documentation from the permit holder and shall inspect the premises,
115 including any building or other structure, for which the permit has been granted.

116 Sec. 5. Rat and mouse abatement for demolition

117 (a) Section 9c(a) of the Historic Landmark and Historic District Protection Act of 1978,
118 effective April 30, 2015 ((D.C. Law 20-249; D.C. Official Code § 6-1108.03(a)), is amended by
119 adding a new paragraph (3) to read as follows:

120 “(3)(A) All applicants for a demolition permit shall initiate a rat eradication
121 program on the project site at least 15 days prior to the start of the demolition, razing or any
122 clearing or grading of a site.

123 “(B) The rat eradication shall continue at least until demolition begins and
124 no demolition, razing, clearing or grading shall begin until the rat eradication program is
125 complete, unless approved by the Department.

126 “(C) The rat eradication program may be waived or terminated by the
127 Department when supported by a written recommendation by a license pest control agent.

128 “(D)(i) The rat abatement program shall be approved by a qualified pest
129 control agent and comply with the Department of Health guidelines and recommendations for rat
130 abatement.

131 “(ii) The Director of the Department may require additional
132 deterrent measures based on the recommendation of the Department of Health.”

133 “(E) The Department shall not issue any permit until the applicant has
134 provided a sworn statement from a licensed pest control specialist that the rat abatement program
135 is complete.”

136 Sec. 6. Bond increases.

137 Section 316(e)(1) of the Condominium Act of 1976, effective March 8, 1991 (D.C. Law
138 8-233; D.C. Official Code §42-1903.16(e)(1)), is amended to read as follows:

139 “(e)(1) Prior to the declarant’s first conveyance of a residential unit to a purchaser, the
140 declarant shall post a bond or letter of credit with the Mayor in the amount of 10% of the
141 estimated construction or conversion costs, or shall provide any other form of security the Mayor
142 shall approve to satisfy any costs that arise from the declarant’s failure to satisfy the

143 requirements of this section. The declarant shall provide a sworn statement from a contractor
144 licensed in the District of Columbia of cost estimates for the work proposed in the permit. The
145 sworn statement of estimated costs and the bond or letter of credit must be updated for any
146 changes submitted for plan approval to the Department or if costs increase greater than 10% of
147 the cost estimate at any time. Prior to an issuance of certificate of occupancy, the declarant must
148 submit a final accounting of cost and update the bond or letter of credit to reflect 10% cost of
149 construction or conversion. The other security may include a lien in favor of the Mayor against
150 the declarant's equity in any unsold units, including any non-residential units, in which event the
151 unsold units will be valued, for purposes of computing the declarant's equity, at 90% of the
152 current listed sales price of the units, or if not listed, then the current listed sales price of
153 comparable units in the condominium."

154 Sec. 7. Housing Code Inspections and Enforcement

155 (a) The Department of Consumer and Regulatory Affairs ("Department") shall ensure
156 that all inspectors performing inspections are:

157 (1) Employed by the Department;

158 (2) Trained and, where applicable, certified to perform inspections for violations
159 of the District of Columbia Housing Regulations and the District of Columbia Property
160 Maintenance Code;

161 (3) Trained, certified, licensed under District law as professional lead inspectors,
162 pursuant to the Lead Hazard Prevention and Elimination Act of 2008, as amended, D.C. Code 8-
163 231.01 *et. seq.* and its implementing regulations;

164 (4) Trained, certified, and licensed under District of Columbia law as professional
165 mold assessors, pursuant to the Air Quality Amendment Act of 2015, as amended, D.C. Code 8-
166 241.01, *et seq.* and its implementing regulations;

167 (5) Trained, certified, and licensed review and inspect asbestos.

168 (b) There is established with the Department the Rental Housing Inspections Division
169 which shall observe the following protocols:

170 (1) Notices of Violation shall be issued and served within 24 hours of a rental
171 housing inspection finding one or more violations of the regulations or statutes described in
172 section 201(a).

173 (2) A copy of any Notice of Violation shall also be sent to the tenant within 24
174 hours of the inspection.

175 (3) Reinspections will be scheduled within two days of the abatement deadline for
176 a cited emergency violation and seven days of the abatement deadline for other cited violations.

177 (4) Within four days of a reinspection that finds that one or more violations still
178 exist, the inspector shall forward a copy of the Notice of Violation, the reinspection report, and
179 any photographs with a recommendation concerning whether the Department should abate the
180 violation at the expense of the property owner.

181 (5) Within four days of a reinspection that finds that one or more violations still
182 exist, the inspector shall forward a copy of the complete inspection file, including the Notice of
183 Violation, the reinspection report, and any photographs to a Code Enforcement Unit.

184 (c) The Rental Housing Inspection Division shall have a sufficient number of housing
185 inspectors to allow for timely inspections and reinspections.

186 (1) At a minimum, there shall be one residential housing inspector for every 2000
187 occupied residential housing units.

188 (2) The Department shall report annually to the Council by the second Tuesday of
189 January of each year the count of occupied residential housing units in the District and include
190 the following:

191 (A) The number of residents in the District;

192 (B) The number of occupied rental housing units;

193 (C) The number of residential housing inspectors in the District;

194 (D) The number of discrete housing inspections done in District;

195 (E) The number of discrete housing reinspections done in the District.

196 Sec. 8. Inspectors assigned to the District of Columbia Superior Court.

197 (a) The Department shall assign at least one inspector to the Housing Conditions
198 Calendar of the District of Columbia Superior Court (“Superior Court”), and at least three
199 inspectors to the Landlord Tenant Branch of the Superior Court, to perform the following tasks
200 at the direction of the Superior Court:

201 (1) To inspect rental housing units for violations of the District of Columbia
202 Housing Regulations, the District of Columbia Property Maintenance Code, the Lead Hazard
203 Prevention and Elimination Act of 2008, the Air Quality Amendment Act of 2015 and review of
204 reports of asbestos;

205 (2) To report all findings to the Court;

206 (3) To testify at related Court proceedings; and

207 (4) To enforce any violations.

208 (b) Nothing in this section shall limit or prohibit the authority of the Department or the
209 District from enforcing any other provision of this code or any District or federal law under their
210 own jurisdiction with respect to units inspected and violations cited under this section.

211 Sec. 9. Office of Code Enforcement duties and powers.

212 (a) There is established an Office of the Code Enforcement within the Department which
213 shall consist of a Code Enforcement Unit and Civil Infraction and Fines Assessment Unit, as
214 described in subsections (b) and (c) of this section.

215 (b) The Code Enforcement Unit shall have the following duties and powers:

216 (1) Issue and serve a Notice of Infraction within 5 days of a second inspection that
217 finds one or more of the same violations that were found in the first inspection, unless an
218 extension of the abatement deadline is granted to the owner of the property.

219 (2) Only consider written requests for an extension and refer all requests for an
220 extension to the Director of the Department or their designee, who will only grant extensions to
221 stated deadlines to abate code violations if warranted after weighing the cost or complexity of the
222 abatement action, the stated abatement plan, and the ongoing harm to the tenant, other affected
223 party, or the public.

224 (3) Provide a copy of any Notice of Infraction, Owner request for an extension,
225 and decision regard an extension request related to a rental housing inspection to the affected
226 tenant.

227 (4) Provide a copy of any Notice of Infraction to the Office of Administrative
228 Hearings at the time of service on the owner of the property.

229 (5) Alert the Office of the Attorney General when rental housing inspectors cite
230 an owner for the following number of violations at a building or group of buildings
231 compromising one rental property within a six-month period:

232 (A) At least 20 violations in a building of four or fewer rental units;

233 (B) At least 30 violations in building of five to 15 rental units;

234 (C) At least 40 violations in a building of 16 or more rental units.

235 (6) Alert the Office of Attorney General when the Director of the Department
236 decides in their discretion that a rental property, or group of rental properties owned in whole or
237 part by a corporation, partnership, or natural person constitute a threat to tenants' health and
238 safety, irrespective of the number of cited violations.

239 (c) The Civil Infraction and Fines Assessment Unit shall have the following duties and
240 powers:

241 (1) Review each Notice of Infraction for legal sufficiency before it is issued by
242 the Code Enforcement Unit.

243 (2) Represent the Department in all owner appeals of fines pursuant to a Notice of
244 Infraction before the Office of Administrative Hearings.

245 (3) Place a lien on the owner's real property, if the owner does not pay in full a
246 fine within 90 days of service of a Notice of Infraction to the Office of Administrative Hearings,
247 does not pay any fine that is upheld within 90 days for the final order in the case.

248 (4) Remove any lien from the property within two weeks of the property owner
249 paying the fine in full, plus any applicable fees and costs.

250 (5) Exercise all powers granted to the Mayor under D.C. Code §42.3131.01 *et seq.*

251 (6) Take other legal appropriate action, including filing a civil action in the D.C.
252 Superior Court, if an owner fails to pay a fine in full, plus any applicable fees and costs, within
253 45 days of the service of a Notice of Infraction or the final order in an appeal of the Notice of
254 Infraction.

255 Sec. 10. Strategic Housing and Health Official.

256 (a) To establish a Strategic Housing Health Official for the Department who shall report
257 to the Director of the Department.

258 (1) The Strategic Housing Health Official shall be appointed by the Mayor and
259 approved by Council for a term of 5 years and may only be removed for cause prior to the end of
260 their 5-year tenure

261 (b) The Strategic Housing Health Official shall:

262 (1) Coordinate with other District agencies to gather public health data, that
263 related to healthy housing, including:

264 (A) Indoor environmental conditions such as lead, mold, infestation;

265 (B) Chronic health conditions impacted by unhealthy housing such as
266 asthma and other respiratory conditions;

267 (C) Acute health conditions impacted by unhealthy housing;

268 (D) Neighborhood violence as it relates to public health.

269 (2) Utilize public health data to inform strategic inspections and enforcement
270 priorities for the Department.

271 (3) Utilize public health data to inform strategic priorities for abatement fund
272 utilization.

273 (4) Utilize public health data to inform policy priorities for the Department.

274 (c) The Strategic Housing Health Official shall report to the Council annually for

275 oversight review on:

276 (1) The public health data utilized for the report;

277 (2) The agencies the Strategic Public Health Coordinator worked with and in what
278 capacity;

279 (3) How public health data was used to inform strategic inspections strategy;

280 (4) How public health data was used to inform strategic enforcement priorities;

281 (5) How public health data was used to inform abatement fund use; and

282 (6) How public health data was used to inform policy priorities.

283 Sec. 11. Review of fines, fees and costs.

284 (a) The Department shall review the fines, fees and costs collected by the Department

285 every five years and report to Council the following:

286 (1) Assessed fines and the amount collected annually.

287 (2) The annual amount of assessed uncollected fines, fees, and costs.

288 (3) The number of financial institutions assessed fines, fees, and costs by the
289 Department annually;

290 (4) Recommendations by the Department on any change in the amount assess for

291 fines, fees, or costs associate with the Department.

292 (b) The first report on fines shall be submitted to Council within three months of

293 the effective date of this Act.

294 Sec. 12. Zoning regulations.

295 (a) The Office of the Zoning Administrator shall make public all opinions and rulings

296 related to zoning regulations in guidance letters and determination letters.

297 (1) The Office of the Zoning Administrator shall publish all guidance and
298 determination letters in a database searchable by relevant zoning regulation.

299 (2) The Office of the Zoning Administrator shall provide an electronic copy of the
300 guidance and determination letter, with a link to the database of guidance and determination
301 letters, to Advisory Neighborhood Commissioners, the Office of Zoning, and the Zoning
302 Ombudsman, as herein established, within 48 hours of issuance of the determination or guidance
303 letter.

304 (3) All guidance and determination letters issued prior to the effective date of this
305 legislation shall be uploaded into the guidance and determination letter database within 6 months
306 and be searchable by relevant code or zoning regulation.

307 (b) The Office of Planning shall provide, upon the request of the Board of Zoning
308 Appeals, a recommendation related to the intent and interpretation of zoning regulations.

309 (1) The Office of Planning shall publish all opinions to the Board of Zoning
310 Appeals in a database searchable by relevant zoning regulation.

311 (2) The Office of Planning shall provide an electronic copy of its opinion to
312 Advisory Neighborhood Commissioners, the Office of Zoning, and the Zoning Ombudsman
313 within 48 hours of issuance of the opinion.

314 (c) There is hereby established a Zoning and Code Ombudsman Program for the District
315 of Columbia. The program shall provide advocacy services for District residents seeking permits,
316 zoning relief, review of issued permits or the enforcement of code or zoning violations.

317 (1) The Office of Planning shall operate the Zoning and Code Ombudsman
318 Program.

319 (2) The Zoning and Code Ombudsman shall be appointed by the Mayor and
320 approved by a majority of Council for a term of 5 years and may only be removed from office
321 for cause.

322 (3) The Zoning and Code Ombudsman shall establish criteria for qualified
323 personnel who shall assist the Zoning and Code Ombudsman in the functions of their duties to
324 support the Zoning and Code Ombudsman Program.

325 (4) The Office of the Attorney General may represent District residents in appeals
326 of decisions made by the Department regarding interpretation and application of zoning
327 regulations, subject to appropriate ethics screening.

328 Sec. 13. Testing before the sale of property.

329 (a) A property owner shall provide a sworn statement by a licensed contractor of an
330 assessment of a residential property prior to sale of the property to the potential buyer prior to
331 closing which shall provide information identifying the following environmental risks:

332 (1) Ventilation and temperature control;

333 (2) Mold or mildew;

334 (3) Pests;

335 (4) The use of any pesticides that are not minimum risk pesticides or organic
336 pesticides;

337 (5) Toxic chemicals and hazardous waste;

338 (6) Asbestos;

339 (7) Lead-based paint;

340 (8) Lead in drinking water;

341 (9) Radon; and

342 (10) Carbon monoxide.

343 Sec. 14. Protection of solar installations.

344 The Department shall not issue or approve a permit for any construction where the
345 construction will infringe on an existing installation of solar panels on adjacent and adjoining
346 properties.

347 Sec. 15. Establishment of the District of Columbia Construction Commission.

348 (a) There is established the District of Columbia Construction Commission which shall
349 be composed of 5 members appointed by the Mayor as follows:

350 (1) 3 members shall have experience in some phase of home improvement;

351 (2) at least 1 member shall have experience in banking or finance; and

352 (3) 1 member shall be a consumer.

353 (b) Each member of the Commission shall have been a resident of the District for at least
354 2 years before appointment.

355 (c)(1) The consumer member of the Commission shall be a member of the general
356 public;

357 (2) May not be a licensee or otherwise be subject to regulation by the
358 Commission;

359 (3) May not be required to meet the qualifications for the professional members of
360 the Commission; and

361 (4) May not, within 1 year before appointment, have had a financial interest in or
362 have received compensation from a person regulated by the Commission.

363 (d)(1) A majority of the authorized membership of the Commission is a quorum.

364 (2) The Commission may not act unless at least a majority of the authorized
365 membership concur.

366 (e) The Commission shall meet at least once a month.

367 (f) The Commission shall have an executive director who shall be appointed by and
368 serve at the pleasure of the Mayor.

369 (1) The executive director shall devote their full time to the duties of office.

370 (2) The executive director is entitled to compensation in accordance with the
371 District budget.

372 (g) While employed as executive director, the executive director shall be covered by a
373 surety bond in the form and amount required by law.

374 (h) The executive director shall:

375 (1) Administer and operate the office of the Commission;

376 (2) Report to Mayor and submit reports and testify before Council upon request.

377 (3) Keep the official records of the Commission; and

378 (4) Keep the seal of the Commission.

379 (i) The executive director may employ a staff in the skilled service or professional
380 service to assist in the functions of the Commission and shall include investigative staff
381 necessary to ensure compliance by licensed contractors with District Code and regulations.

382 (j) The executive director may contract with an expert, subject to the District budget, if
383 the services of an expert are required in a particular case.

384 (k) Investigative staff and contractual experts shall investigate only complaints about
385 home improvement.

386 (l) The Commission may adopt and enforce regulations to carry out this section.

387 (m) The executive director shall:

388 (1) Compile and keep in the office of the Commission a set of current regulations
389 adopted under this title make a copy of the regulations for anyone who asks for one.

390 (2) The Commission may set a fee to cover the cost of making and mailing a copy
391 of the current regulations and shall set a fee for grading any examination given by or for the
392 Commission.

393 (n) The term of a member is 5 years except that the consumer member of the Commission
394 shall have a term of 3 years.

395 (1) At the end of a term, a member continues to serve until a successor is
396 appointed and qualifies.

397 (2) A member who is appointed after a term has begun serves only for the rest of
398 the term and until a successor is appointed and qualifies.

399 (o) The Mayor may remove a member for incompetence or misconduct.

400 (p) The Commission shall administer and enforce this title.

401 (q) If the Commission concludes that continuing conduct of a person alleged to be in
402 violation of this title will result in irreparable or substantial harm to any other person, the
403 Commission may refer the matter to the Office of Attorney General who may sue for:

404 (1) Injunctive relief against the conduct;

405 (2) An order for satisfactory completion of a home improvement contract; or

406 (3) Restitution.

407 (4) If the Commission through the Office of Attorney General sues for injunctive
408 relief under this subsection against a person who is not licensed under this section, the

409 Commission need not:

410 (i) Post bond; or
411 (ii) Show that no adequate remedy at law exists.

412 (r) The Commission shall keep available for public inspection during office hours a
413 record of:

414 (1) All licenses issued under this section;

415 (2) All expirations, revocations, and suspensions of those licenses; and

416 (3) All contractors who holds a license under this section.

417 (s) Each month the Commission shall give the Department a current list of all licensees
418 and may provide other information relevant to this section.

419 (t) The Commission at any time may require of an applicant or licensee:

420 (1) Information reasonably related to the administration or enforcement of this
421 title; and

422 (2) The production of financial records.

423 (u) The Commission shall have a seal.

424 Sec. 16. Display of Permit.

425 (a) Within 5 days of applying for a permit, the applicant shall display on the property
426 that will be subject to the permit, a notice of the application for a permit so that it is visible and
427 readable by the ordinary person from a location on public space that is easily and safely
428 accessible.

429 (b) All construction permits issued by the Department shall be displayed on the property
430 subject to the permit so that it is visible and readable by the ordinary person from a location on
431 public space that is easily and safely accessible.

432 Sec. 17. Authorization of Advisory Neighborhood Commissioners

433 (a) An Advisory Neighborhood Commissioner may submit to the Mayor a sworn
434 complaint, under penalty of perjury, attesting to the violation of a permit or stop work order.

435 (b) A complaint shall be submitted in a written form prescribed by the Mayor and made
436 available on the District of Columbia website.

437 (c) A District inspector need not witness a violation for a complaint to be valid.

438 (d) The complaining Commissioner may appear and give testimony at any administrative
439 hearing or administrative review of the complaint, or any other judicial or quasi-judicial action
440 that may result from the complaint.

441 (e) If the Mayor deems that the complaint has merit, the Mayor shall file a notice of
442 infraction and proceed pursuant to the Department of Consumer and Regulatory Affairs Civil
443 Infractions Act of 1985, effective October 5, 1985 (D.C. Law 6-42; D.C. Official Code §2-
444 1801.01 *et seq.*). The Mayor shall provide a copy of the Notice of Infraction to the Office of
445 Administrative Hearings.

446 (f) The Department shall provide training to Advisory Neighborhood Commissioners
447 who wish to have the authority to issue complaints under this subsection to assist them in
448 recognizing and documenting common code and zoning violations.

449 Sec. 18. Fiscal impact statement.

450 The Council adopts the fiscal impact statement in the committee report as the fiscal
451 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
452 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

453 Sec. 19. Effective date.

454 This act shall take effect after approval by the Mayor (or in the event of veto by the
455 Mayor, action by the Council to override the veto), a 30-day period of congressional review as

456 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
457 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
458 Columbia Register.

459