

ENROLLMENT(S)

kwiktag®

089 897 619



(5)

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

D.C. LAW 12-5

"Tenant Representative Services Lease Negotiation and Review Temporary Amendment Act of 1997".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P.L. 93-198 "the Act", the Council of the District of Columbia adopted Bill No. 12-27, on first and second readings, January 21, 1997 and March 4, 1997, respectively. Following the signature of the Mayor on March 24, 1997, pursuant to Section 404(e) of "the Act", and was assigned Act No. 12-61, and published in the April 25, 1997, edition of the D.C. Register (Vol. 44 page 2410) and transmitted to Congress on April 17, 1997 for a 30-day review, in accordance with Section 602(c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 12-5, effective June 5, 1997.



LINDA W. CROPP
Acting Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

Apr.	17,21,22,23,24,25,28,29,30
May	1,5,6,7,8,9,12,13,14,15,16,19,20,21,22,23,27,30
June	2,3,4

ENROLLED ORIGINAL

AN ACT
D.C. ACT 12-61

*Codification
District of
Columbia
Code
1997 Supp.*

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

MARCH 24, 1997

To amend, on a temporary basis, the District of Columbia Revenue Act of 1970 to expedite Council review of new leases or renewals as existing leases where the District is a tenant and the Mayor is obligated to expend funds for construction or alteration of tenant improvements in excess of \$1,000,000 or average annual gross rental in excess of \$1,000,000 over the lease period, and to allow the direct negotiation of new leases or renewals of existing leases where the District is a tenant and the predominant user, in each case in which the District is represented by a duly licensed private sector commercial real estate broker.

BE IT ENACTED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Tenant Representative Services Lease Negotiation and Review Temporary Amendment Act of 1997".

Sec. 2. Section 705 of the District of Columbia Revenue Act of 1970, approved January 5, 1971 (84 Stat. 1939; D.C. Code § 1-336), is amended as follows:

*Note, Section
1-336*

(a) Subsection (d) is amended by striking the phrase "The Mayor" and inserting the phrase "Except as provided in subsection (d-1) of this section, the Mayor" in its place.

(b) A new subsection (d-1) is added to read as follows:

"(d-1) Notwithstanding subsection (d) of this section, the proposed resolution of approval with respect to any lease which is required to be approved by the Council pursuant to subsection (c) of this section, and which is negotiated on behalf of the District by duly licensed commercial real estate brokers pursuant to tenant representative services contracts then in effect between the District and such brokers, shall be transmitted to the Council for a review period of 15 calendar days. If the Council takes no action to approve or disapprove the proposed resolution within the 15-day period, the proposed resolution shall be deemed approved."

(c) Subsection (h) is amended by designating the existing text as paragraph (1) and by adding a new paragraph (2) to read as follows:

ENROLLED ORIGINAL

"(2) Notwithstanding paragraph (1) of this subsection, the Mayor may acquire a new leasehold interest in any building that is proposed to be leased for the predominant use of rentable space by, or constructed for lease to and for predominant use of rentable space by, the District government without regard to sections 303 and 304 of the District of Columbia Procurement Practices Act of 1985, effective February 21, 1986 (D.C. Law 6-85; D.C. Code §§ 1-1183.3 and 1-1183.4); provided, that such leasehold interest is acquired pursuant to a lease negotiated on behalf of the District by a duly licensed commercial real estate broker pursuant to a tenant representative services contract then in effect between the District and the broker."

Sec. 3. Fiscal impact statement.

(a) The Council expects that this legislation will reduce the District's aggregate cost of leasing space consistent with the financial plan and budget in the following ways:

(1) Renegotiating existing leases to lower rental rates and increase tenant allowances;

(2) Terminating leases for unused or inefficient space; and

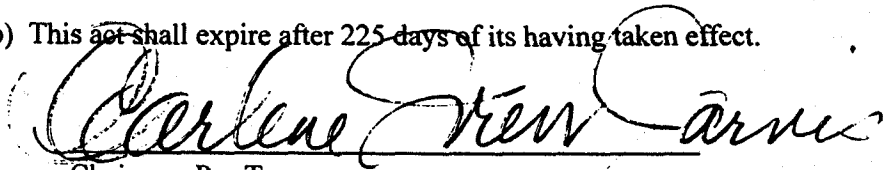
(3) Consolidating underutilized space through space planning and subletting.

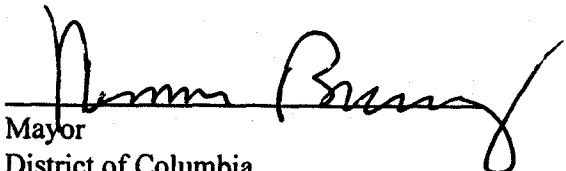
(b) Based on different assumptions about the District's success in reducing the amount and rate of leased space, the Council estimates that cost savings should range from \$1.9 million to \$9.9 million. The lower cost saving figure will be achieved if the District reduces the average per square foot rate by 5%. The higher cost saving figure will be achieved if the District reduces the average per square foot by 5% and reduces the amount of space by 21%.

Sec. 4. (a) This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), approval by the Financial Responsibility and Management Assistance Authority as provided in section 203(a) of the District of Columbia Financial Responsibility and Management Assistance Act of 1995, approved April 17, 1995 (109 Stat. 116; D.C. Code § 47-392.3(a)), a 30-day period of Congressional review as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(1)), and publication in the District of Columbia Register.

ENROLLED ORIGINAL

(b) This act shall expire after 225 days of its having taken effect.


Chairman Pro Tempore
Council of the District of Columbia


Mayor
District of Columbia

APPROVED: March 24, 1997