

A RESOLUTION

**Proposed Resolution
19-1176**

**See Emergency Act
D.C. Act 19-620
20 DCSTAT 384**

To declare the existence of an emergency with respect to the need to provide a hardship waiver whereby owners residing in Affordable Dwelling Units may rent their units based upon a current condominium fee increase of \$150 or 25% or more annually, whichever is greater.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Affordable Dwelling Unit Hardship Waiver Emergency Declaration Resolution of 2012”.

**Affordable Dwelling
Unit Hardship
Waiver Emergency
Declaration
Resolution of 2012**

Sec. 2. (a) Excessive condominium fees have placed an enormous burden on Affordable Dwelling Unit (“ADU”) owners.

(b) ADU owners experiencing excessive annual condominium fee increases of 25% or more are facing foreclosure and other detrimental effects due to the inability to rent or sell their units as a result of resale restrictions and covenants tied to their properties.

(c) Excessive condominium fees are effectively rendering affordable housing units unaffordable based on the housing burdens created for affected ADU owners.

(d) Emergency action is necessary to provide ADU owners with a hardship waiver whereby owners residing in ADUs may rent their ADUs based upon a current condominium fee increase of \$150 or 25% or more annually, whichever is greater.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Affordable Dwelling Unit Hardship Waiver Emergency Act of 2012 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.