

5758 PROJECT OWNER RESPONSIBILITIES

5758.1 DCHA shall be responsible for maintenance and repair of dwelling units in accordance with the provisions of the lease, including the following responsibilities:

- (a) To maintain the premises and the project in decent, safe and sanitary condition;
- (b) To comply with the requirements of the District of Columbia Housing Code, the District of Columbia Property Maintenance Code, lead safety standards, the Air Quality Amendment Act, Housing Quality Standards and appropriate regulations materially affecting health and safety;
- (c) To make necessary repairs to the premises;
- (d) To keep project buildings, facilities and common areas, not otherwise assigned to the tenants for maintenance and upkeep, in a clean and safe condition;
- (e) To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators, supplied or required to be supplied by DCHA;
- (f) To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual tenant family) for the deposit of ashes, garbage, rubbish and other waste removed from the premises by the tenant; and
- (g) To supply running water, hot water and heat at appropriate times of the year, according to the District of Columbia Housing Code and District of Columbia Property Maintenance Code, except where the building that includes the dwelling unit is not required by law to be equipped for that purpose or where heat or hot water is operated by an installation within the exclusive control of the tenant and supplied by a direct utility connection.
- (h) Conform with the Rental Housing Act, including regarding Notices to Correct or Vacate;
- (i) Conform with the District of Columbia Human Rights Act;
- (j) Conform with the Fair Housing Act, the Rehabilitation Act, and the Americans with Disabilities Act;

District of Columbia Municipal Regulations

- (k) Conform with the applicable rights of tenants enumerated in The Tenant Bill of Rights Amendment Act of 2014, effective December 17, 2014 (D.C. Law 20-147; D.C. Official Code §§ 42-3531.09(8) & 42-3502.22(b)(1))

SOURCE: Final Rulemaking at 64 DCR 12956 (December 22, 2017); as amended by Final Rulemaking published at 66 DCR 6831 (June 7, 2019).