


Chairman Phil Mendelson

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To extend, on an emergency basis, the Mayor’s authority to declare a public emergency; to amend the Coronavirus Support Amendment Act of 2021 to remove the public health emergency as the trigger for provisions of the act; to provide for a moratorium on utility disconnections for qualified customers and repeal accelerated review of grant budget modifications by the Council; to require certain improvements to the Stronger Together by Assisting You program; to amend DC Code 16-1501 to allow housing providers to file eviction cases in Superior Court where the tenant continuing presence is a threat to health and safety, where the tenant has willingly and wantonly caused significant damage to the property, and where the housing provider owns five or fewer rental units, the tenant is not eligible for rental assistance, and the housing provider is in severe financial distress; to amend DC Code 16-1501 to allow housing providers to file eviction cases in Superior Court for non-payment of rent on October 12, 2021 if 60 days have elapsed since the initiation or submission of an emergency rental assistance program application or the tenant is not is eligible, provided that an application is not pending or under appeal; to amend DC 16-1501 to allow housing providers to file other eviction cases in Superior Court beginning January 1, 2022; to amend DC Code 16-1502 to require summons be served 30 days in advance of an initial court hearing and a readable time stamp if the summons was served by posting; and to amend Section 501 of the Rental Housing Act of 1985 to provide for specific notice requirements for eviction cases involving non-payment of rent and cases with evictions authorized prior to March 11, 2020; and to repeal outdated provisions of other laws.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Public Emergency Extension and Eviction and Utility Moratorium Phasing Emergency Amendment Act of 2021”.

44 Sec. 2. Section 7(c-1) of the District of Columbia Public Emergency Act of 1980,
45 effective March 5, 1981 (D.C. Law 3-149; D.C. Official Code § 7-2306(c-1)), is amended to read
46 as follows:

47 “(c-1) Notwithstanding subsections (b) and (c) of this section, the Council authorizes the
48 Mayor to extend the 15-day March 11, 2020, emergency executive order (Mayor’s Order 2020-
49 046) issued in response to the novel 2019 coronavirus (SARS CoV-2) until October 8, 2021.
50 After the extension authorized by this subsection, the Mayor may extend the emergency order for
51 additional 15-day periods pursuant to subsection (b) or (c) of this section.”.

52 Sec. 3. The Coronavirus Support Temporary Amendment Act of 2021, effective June 24,
53 2021 (D.C. Law 24-9; 68 DCR 4824), is amended as follows:

54 (a) Section 101 is amended as follows:

55 (1) Subsection (a) is amended by striking the phrase “during a period of time for
56 which the Mayor has declared a public health emergency pursuant to section 5a of the District of
57 Columbia Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C.
58 Official Code § 7-2304.01), an affected employee shall be eligible” and inserting the phrase “an
59 affected employee shall be eligible” in its place.

60 (2) Subsection (g) is amended by striking the phrase “during a period of time for
61 which the Mayor has declared a public health emergency pursuant to section 5a of the District of
62 Columbia Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C.
63 Official Code § 7-2304.01), the requirements of” and inserting the phrase “the requirements of” in its
64 place.

65 (b) Section 102 is amended as follows:

66 (1) Amendatory section 1(2)(A-i) of the District of Columbia Unemployment
67 Compensation Act, effective August 28, 1935 (49 Stat. 946; D.C. Official Code § 51-101(2)(A-i)), in

68 subsection (a) is amended by striking the phrase “During a period of time for which the Mayor has
69 declared a public health emergency pursuant to section 5a of the District of Columbia Public
70 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
71 2304.01), and in conformity” and inserting the phrase “In conformity” in its place.

72 (2) Amendatory section 8(b) of the District of Columbia Unemployment
73 Compensation Act, effective August 28, 1935 (49 Stat. 946; D.C. Official Code § 51-108(b)), in
74 subsection (c) is amended by striking the phrase “During a period of time for which the Mayor has
75 declared a public health emergency pursuant to section 5a of the District of Columbia Public
76 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
77 2304.01), and subject to” and inserting the phrase “Subject to” in its place.

78 (3) Amendatory section 9(b) of the District of Columbia Unemployment
79 Compensation Act, effective August 28, 1935 (49 Stat. 946; D.C. Official Code § 51-109(b)), in
80 subsection (d) is amended by striking the phrase “During a period of time for which the Mayor has
81 declared a public health emergency pursuant to section 5a of the District of Columbia Public
82 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
83 2304.01), the Director” and inserting the phrase “The Director” in its place.

84 (c) Amendatory section 3a of the District of Columbia Family and Medical Leave Act of
85 1990, effective June 24, 2021 (D.C. Law 24-9; D.C. Official Code § 32-502.01), in section 104(b) is
86 amended as follows:

87 (1) Subsection (a) is amended by striking the phrase “During the COVID-19 public
88 health emergency, ” and inserting the phrase “From March 11, 2020, until November 5, 2021,” in its
89 place.

90 (2) Subsection (b) is amended as follows:

91 (A) Paragraph (1) is amended by striking the phrase “during the COVID-19
92 public health emergency” and inserting the phrase “from March 11, 2020, until November 5, 2021”
93 in its place.

94 (B) Paragraph (2) is repealed.

95 (3) Subsection (i) is repealed.

96 (d) Amendatory section 3a(e) of the Accrued Sick and Safe Leave Act of 2008, effective June
97 24, 2021 (D.C. Law 24-9; D.C. Official Code § 32-531.02a(e)), in section 105(a)(2) is amended to
98 read as follows:

99 “(e) For the purposes of this section, the term “COVID-19 emergency” means the period of
100 time from March 11, 2020, through November 5, 2021.”.

101 (e) Amendatory section 2316(a)(1) of the Small and Certified Business Enterprise
102 Development and Assistance Act of 2005, effective June 24, 2021 (D.C. Law 24-9; D.C. Official
103 Code § 2-218.16(a)(1)), in section 201(b) is amended by striking the phrase “Upon the Mayor’s
104 declaration of a public health emergency pursuant to section 5a of the District of Columbia Public
105 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
106 2304.01), the Mayor may” and inserting the phrase “Through November 5, 2021, the Mayor may” in
107 its place.

108 (f) Amendatory section 2349(a-1) of the Small and Certified Business Enterprise
109 Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C.
110 Official Code § 2-218.49(a-1)), in section 202 is amended by striking the phrase “During a period of
111 time for which the Mayor has declared a public health emergency (“PHE”) pursuant to section 5a of
112 the District of Columbia Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-
113 194; D.C. Official Code § 7-2304.01)” and inserting the phrase “Through November 5, 2021” in its
114 place.

115 (g) Section 203(a) is amended by striking the phrase “of the COVID-19 emergency” and
116 inserting the phrase “from March 11, 2020, until November 5, 2021” in its place.

117 (h) Section 205 is amended as follows:

118 (1) Subsection (a) is amended by striking the phrase “a period of time for which the
119 Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia
120 Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code §
121 7-2304.01) (“public health emergency”)” and inserting the phrase “the period of time from March 11,
122 2020, until November 5, 2021” in its place.

123 (2) Subsection (b) is amended by striking the phrase “during a public health
124 emergency, it shall be” and inserting the phrase “it shall be” in its place.

125 (i) Amendatory section 4a of the District of Columbia Funeral Services Regulatory Act of
126 1984, effective June 24, 2021 (D.C. Law 24-9; D.C. Official Code § 3-403.01), in section 302(a) is
127 amended by striking the phrase “for which the Mayor has declared a public health emergency
128 pursuant to section 5a of the District of Columbia Public Emergency Act of 1980, effective October
129 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-2304.01)” and inserting the phrase “from March
130 11, 2020 until November 5, 2021” in its place.

131 (j) Section 303 is repealed.

132 (k) Section 307 is amended by adding new subsections (h) through (p) to read as follows:

133 “(h) Subsections (c), (d), and (e) of this section shall expire on October 12, 2021.

134 “(i) Subsections (b) and (f) of this section shall expire the later of October 12, 2021, or 60
135 days after the Mayor begins allowing home internet assistance through STAY DC or a similar
136 District-funded program.

137 “(j)(1) After October 12, 2021, and except as otherwise prohibited by subsections (b) and
138 (f) of this section, a company shall not disconnect, suspend, or degrade service, for non-payment
139 of a bill, any fees for service or equipment, or any other charges, if:

140 “(A) The company has failed to engage the customer as required under
141 subsection (k) of this section;

142 “(B) The customer owes less than \$600;

143 “(C) The customer has entered into a payment plan with the company and
144 either is meeting the terms of the payment plan or is less than 2 months’ behind the terms of the
145 payment plan;

146 “(D) Prior to October 12, 2021, the customer has requested to enter into a
147 payment plan with the company and fewer than 45 days have elapsed following the customer’s
148 initial request; or

149 “(E) The Mayor has certified or the customer has provided documentary
150 evidence that the customer qualifies for utility disconnection relief and not more than 90 days
151 have elapsed since October 12, 2021.

152 “(2) For purposes of paragraph (1)(E) of this subsection, the Mayor shall certify
153 that an individual is qualified for utility disconnection relief if the individual:

154 “(A) Has an application pending approval or under appeal, for any form of
155 financial assistance from the Stronger Together by Assisting You (“STAY DC”) Program or
156 other utility assistance program;

157 “(B) Within the prior 6 months, received or was approved for a benefit
158 under the Low-Income Home Energy Assistance Program (“LIHEAP”), Utility Discount
159 Program (“UDP”), DC Water Emergency Relief Program (“CAP”), or STAY DC Program;

160 “(C) Is receiving a benefit under the Supplemental Nutrition Assistance
161 Program (“SNAP”) or Temporary Assistance for Needy Families (“TANF”) program; or

162 “(D) Is 21 years of age or older and receiving a benefit under Medicaid or
163 the D.C. Healthcare Alliance.

164 “(3)(A) By September 13, 2021, the Mayor shall provide notice to each individual
165 certified as qualified for utility disconnection relief pursuant to paragraph (2) of this subsection.

166 “(B) By September 27, 2021, and every 4 weeks thereafter until January 1,
167 2022, the Mayor shall provide companies with a list of each individual certified as qualified for
168 utility disconnection relief, including the individual’s home address. Such list shall be property
169 of the District and shall only be used to determine that an individual on the list is qualified for
170 relief from utility disconnection and communicate that to affected households and companies as
171 needed.

172 “(4) By August 9, 2021, the Mayor shall, pursuant to Title I of the District of
173 Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1204; D.C.
174 Official Code § 2-501 *et seq.*), promulgate emergency rules to implement this subsection,
175 including guidance on the District’s and the companies’ responsibilities under this subsection.

176 “(k)(1) A company shall provide notice, as described in paragraph (4) of this subsection
177 to a customer regarding their account at least 60 days in advance of disconnecting, suspending,
178 or degrading service, inclusive of disconnection procedures in section 311 of Title 15 of the DC
179 Municipal Regulations (15 DCMR § 311).

180 “(2)(A) On or before October 12, 2021, a company shall provide notice as
181 described in paragraph (4) of this subsection to customers with a bill past due. Notice under this

182 subparagraph shall be mailed to the customer in hard copy and the phrase “PAST DUE” shall be
183 clearly printed on the bill or envelope.

184 “(B) Notice under this paragraph shall take the form of a flyer included in
185 monthly customer bills or prominent language on the bill and be included in both hard copy and
186 electronic form bills.

187 “(3) A past due or disconnection notice sent to a customer by a company shall
188 include notice as described in paragraph (4) of this subsection.

189 “(4) Notice under this paragraph shall be issued in at least English and Spanish.
190 The notice shall include information on:

191 “(A) The availability of payment assistance programs;

192 “(B) Information on eligibility for payment assistance programs and the
193 process to apply to each payment assistance program;

194 “(C) The right of customers to remain eligible for relief from
195 disconnection, suspension or degradation of service, provided that they are eligible for relief
196 under subsection (j)(1)(E) of this section; and

197 “(D) A customer’s right to contact Office of People’s Counsel (“OPC”)
198 for assistance with negotiating a payment plan on the customer’s behalf.

199 “(5) The Public Service Commission and DC Water Board may issue regulations
200 regarding customer engagement criteria and customer notice requirements consistent with this
201 subsection.

202 “(l)(1) For a period of 90 days beginning on October 12, 2021, a company shall restore
203 service to a customer when the customer makes a payment to the company of at least \$10,
204 provided that the customer enters into a payment plan pursuant to section 308 of the Coronavirus

205 Support Emergency Amendment Act of 2021, effective March 17, 2021 (D.C. Act 24-30; 68
206 DCR 3101), section 308 of the Coronavirus Support Congressional Review Emergency
207 Amendment Act of 2021, effective June 7, 2021 (D.C. Act 24-96; 68 DCR 6025), or section 308
208 of the Coronavirus Support Temporary Amendment Act of 2021, effective June 24, 2021 (D.C.
209 Law 24-9; 68 DCR 4824); or makes a showing that the utility was disconnected improperly
210 pursuant to this act. Amounts paid by a customer pursuant to this paragraph shall be applied in
211 full to reduce the amounts owed by the customer to the company.

212 “(2)(A) When a customer whose service has been disconnected, suspended, or
213 degraded for nonpayment is certified by the Mayor or documented by the customer to be eligible
214 for utility disconnection relief under subsection (j)(1)(E) of this section, a company shall
215 reconnect the customer without charge.

216 “(B) A company shall reconnect a customer under subparagraph (A) of
217 this paragraph within 24 hours of receiving notice that the customer is qualified for utility
218 disconnection relief under subsection (j)(1)(E) of this section.

219 “(m)(1) Beginning on November 1, 2021, and ending on February 1, 2022, each utility
220 company that is regulated by the Public Service Commission of the District of Columbia shall
221 report monthly to the Public Service Commission of the District of Columbia and to the Office of
222 People’s Counsel the number of customers, by zip code, that have entered into payment plans,
223 that have had service suspended or disconnected for non-payment, or that are in arrears.

224 “(2) Beginning on November 1, 2021, and ending on February 1, 2022, DC
225 Water shall report monthly to the DC Water Board of Directors, established pursuant to section
226 204 of the Water and Sewer Authority Establishment and Department of Public Works
227 Reorganization Act of 1996, effective April 18, 1996 (D.C. Law 11-111; D.C. Official Code §

228 34–2202.04), and to the Office of the People’s Counsel the number of customers, by zip code
229 and customer class, that have entered payment plans, that have had service suspended or
230 disconnected for non-payment, or that are in arrears.

231 “(n) A telecommunications service provider, as that term is defined by the
232 Telecommunications Competition Act of 1996, effective September 9, 1996 (D.C. Law 11-154;
233 D.C. Official Code § 34-2002.01 *et. seq.*), shall not disconnect, suspend, or degrade basic
234 telecommunications service to a customer that is participating in the federal Lifeline program for
235 non-payment of a bill, any fees for service or equipment, or other charges, or for noncompliance
236 with a deferred payment agreement.

237 “(o) Nothing in this act shall be read to supersede the existing moratorium on
238 disconnections under section 106a of the Retail Electric Competition and Consumer Protection
239 Act of 1999, effective March 9, 2016 (D.C. Law 21-82; D.C. Official Code § 34-1506.1).

240 “(p) For the purposes of this section, the term:

241 “(1) “Payment assistance programs” shall mean LIHEAP, UDP, CAP, or STAY
242 DC.

243 “(2) “Company” or “companies” shall mean an electric company, gas company,
244 DC Water, or incumbent local exchange carrier.”.

245 (1) Section 308 is amended as follows:

246 (1) Subsection (c) is amended as follows:

247 (A) The existing text is redesignated as paragraph (1).

248 (B) A new paragraph (2) is added to read as follows:

249 “(2)(A)(i) Upon request by a customer of an electric company, gas company,
250 incumbent local exchange carrier, or DC Water to the Office of the People’s Counsel (“OPC”),
251 OPC shall be authorized to negotiate a payment plan on behalf of a customer.

252 “(ii) Within 48 hours of receiving a request under this
253 subparagraph, OPC shall provide notice to the utility provider of the customer’s request.

254 “(B) A disconnection notice sent to a customer shall include notice of the
255 right of a customer to request that OPC negotiate a payment plan on the customer’s behalf,
256 including information on how the customer may make such a request.

257 “(C) When a company and customer have been unable to agree on terms
258 of a payment plan within 24 hours of the customer’s request to enter into a payment plan, the
259 company shall provide notice to the customer that the customer may contact OPC to negotiate a
260 payment plan on the customer’s behalf.”.

261 (2) Subsection (i)(6) is amended by striking the phrase “a period of time for which
262 the Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia
263 Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code §
264 7-2304.01)” and inserting the phrase “the period of time from March 11, 2020, until November 5,
265 2021” in its place

266 (m) Amendatory section 112a(f)(1A) of the Sustainable Solid Waste Management
267 Amendment Act of 2014, effective February 26, 2015 (D.C. Law 20-154; D.C. Official Code § 8-
268 1031.12a(f)(1A)), in section 309 is amended by striking the phrase “a period of time for which the
269 Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia
270 Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code §
271 7-2304.01)” and inserting the phrase “the period of time from March 11, 2020, until November 5,
272 2021” in its place.

273 (n) Amendatory section 5a(a) of the Department of Insurance and Securities Regulation
274 Establishment Act of 1996, effective June 24, 2021 (D.C. Law 24-9; D.C. Official Code § 31-
275 104.01), in section 310 in amended by striking the phrase “For the duration of a public health
276 emergency declared by the Mayor pursuant to section 5a of the District of Columbia Public
277 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
278 2304.01) (“public health emergency”), and to address the circumstances giving rise to that
279 emergency” and inserting the phrase “From March 11, 2020 until November 5, 2021” in its place

280 (o) Amendatory section 6(b)(10) of An Act To provide for the abatement of nuisances in the
281 District of Columbia by the Commissioners of said District, and for other purposes, effective April
282 27, 2001 (D.C. Law 13-281; D.C. Official Code § 42-3131.06(b)(10)), in section 311(c) is amended
283 to read as follows:

284 “(10) A commercial property that houses a business that closed between March 11,
285 2020, and November 5, 2021.”

286 (p) The lead-in language of section 312 is amended by striking the phrase “provision of law
287 during, or within 45 days after the end of, a period time for which the Mayor has declared a public
288 health emergency pursuant to section 5a of the District of Columbia Public Emergency Act of 1980,
289 effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-2304.01)” and inserting the
290 phrase “provision of law, during the period from March 11, 2020, until November 5, 2021” in its
291 place.

292 (q) Section 401(a) is amended by striking the phrase “during a period of time for which the
293 Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia
294 Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code §
295 7-2304.01) (“Public Emergency Act”), and for 60 days thereafter” and inserting the phrase “during
296 the period of time from March 11, 2020, until November 5, 2021” in its place.

297 (r) Section 402 is amended by adding a new subsection (f-1) to read as follows:

298 “(f-1) Tenant payment plans may not contain any waiver of the tenant’s rights under their
299 lease or District of Columbia law. A tenant entering into a tenant payment plan retains the right to
300 contest the amount of rent due unless this is agreed to in writing by both parties.”.

301 (s) Section 403 is repealed.

302 (t) Section 404 is repealed.

303 (u) Section 405 is amended as follows:

304 (1) Paragraph (3) is repealed.

305 (2) Amendatory section 904(c) of the Rental Housing Act of 1985, effective July 17,
306 1985 (D.C. Law 6-10; D.C. Official Code § 42-3509.04(c)), in paragraph (7) is amended by striking
307 the phrase “during a period for which a public health emergency has been declared pursuant to
308 section 5a of the District of Columbia Public Emergency Act of 1980, effective October 17, 2002
309 (D.C. Law 14-194; D.C. Official Code § 7-2304.01) (“Public Emergency Act”)” and inserting the
310 phrase “prior to December 31, 2021” in its place.

311 (v) Section 406 is amended as follows:

312 (1) Subsection (a) is amended by striking the phrase “during a period for which a
313 public health emergency has been declared pursuant to section 5a of the District of Columbia Public
314 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
315 2304.01), and for 30 days thereafter” and inserting the phrase “prior to December 31, 2021” in its
316 place.

317 (2) Subsection (b)(1) is amended by striking the phrase “during a period for which a
318 public health emergency has been declared pursuant to section 5a of the District of Columbia Public
319 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-1875
320 2304.01), and for 30 days thereafter” and inserting the phrase “prior to December 31, 2021” in its
321 place.

322 (w) Section 408(a)(1) is amended by striking the phrase “during a period of time for which
323 the Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia
324 Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code §
325 7-2304.01), and for 60 days thereafter” and inserting the phrase “during the period of time from
326 March 11, 2020, until November 5, 2021” in its place.

327 (x) Amendatory section 208(g-2)(1) of the District of Columbia Health Occupations Revision
328 Act of 1985, effective March 25, 1986 (D.C. Law 6-99; D.C. Official Code § 3-1202.08(g-2)(1)), in
329 section 501 is amended by striking the phrase “during a period of time for which the Mayor has
330 declared a public health emergency pursuant to section 5a of the District of Columbia Public
331 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
332 2304.01)”. and inserting the phrase “during the period from March 11, 2020, until November 5,
333 2021” in its place.

334 (y) Amendatory section 5b(a) of the District of Columbia Public Emergency Act of 1980,
335 effective June 24, 2021 (D.C. Law 24-9; D.C. Official Code § 7-2304.02(a)), in section 507(c) is
336 amended by striking the phrase ““(a) Upon the Mayor’s declaration of a public health emergency
337 pursuant to section 5a, and for a period not exceeding 90 days after the end of the public health
338 emergency, the Mayor may, notwithstanding the Grant Administration Act of 2013, effective
339 December 24, 2013 (D.C. Law 20-61; D.C. Official Code § 1-328.11 et seq.), and in the Mayor’s
340 sole discretion, issue a grant or loan to a program, organization, business, or entity to assist the
341 District in responding to the public health emergency, including a grant or loan for the purpose of”
342 and inserting the phrase “Notwithstanding the Grant Administration Act of 2013, effective December
343 24, 2013 (D.C. Law 20-61; D.C. Official Code § 1-328.11 et seq.), from March 11, 2020 until
344 November 5, 2021, the Mayor may issue a grant or loan to a program, organization, business, or
345 entity, including a grant or loan for the purpose of” in its place.

346 (z) Section 508(b) is amended by striking the phrase “60 days after the end of a public health
347 emergency declared by the Mayor pursuant to section 5a of the District of Columbia Public
348 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
349 2304.01),” and inserting the phrase “November 5, 2021” in its place.

350 (aa) Section 509 is repealed.

351 (bb) Section 512 is repealed.

352 (cc) The lead-in language in amendatory section 316a of the Human Rights Act of 1977,
353 effective June 24, 2021 (D.C. Law 24-9; D.C. Official Code § 2-1403.16a), in section 702 is
354 amended by striking the phrase “a period of time for which the Mayor has declared a public health
355 emergency (“PHE”) pursuant to section 5a of the District of Columbia Public Emergency Act of
356 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-2304.01), in a civil
357 action initiated by the Attorney General for the District of Columbia (“Attorney General”) for
358 violations of this act, or a civil action arising in connection with the PHE” and inserting the phrase
359 “the period of time from March 11, 2020, until November 5, 2021, for violations of this act, or a civil
360 action arising in connection with the public health emergency declared by the Mayor on March 11,
361 2020 (Mayor’s Order 2020-046)” in its place.

362 (dd) Section 807 is amended as follows:

363 (1) Amendatory section 6(b) of the Revised Uniform Law on Notarial Acts Act of
364 2018, effective December 4, 2018 (D.C. Law 22-189; D.C. Official Code § 1-1231.05(b)), in
365 subsection (b) is amended by striking the phrase “during a period of time for which the Mayor has
366 declared a public health emergency pursuant to section 5a of the District of Columbia Public
367 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
368 2304.01)” and inserting the phrase “during the period of time from March 11, 2020, until November
369 5, 2021” in its place.

370 (2) Amendatory section 10(d) of the Revised Uniform Law on Notarial Acts Act of
371 2018, effective December 4, 2018 (D.C. Law 22-189; D.C. Official Code § 1-1231.09(d)), in
372 subsection (c) is amended by striking the phrase “during a period of time for which the Mayor has
373 declared a public health emergency pursuant to section 5a of the District of Columbia Public
374 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
375 2304.01)” and inserting the phrase “during the period of time from March 11, 2020, until November
376 5, 2021” in its place.

377 (ee) Section 809 is amended as follows:

378 (1) Amendatory section 405(a)(4) of the Open Meetings Act, effective March 31,
379 2011 (D.C. Law 18-350; D.C. Official Code § 2-575(a)(4)) in subsection (a)(3) is amended by
380 striking the phrase “a period for which a public health emergency has been declared pursuant to
381 section 5a of the District of Columbia Public Emergency Act of 1980, effective October 17, 2002
382 (D.C. Law 14-194; D.C. Official Code § 7-2304.01)” and inserting the phrase “the period of time
383 from March 11, 2020, until November 5, 2021” in its place.

384 (2) Amendatory section 406(6) of the Open Meetings Act, effective March 31, 2011
385 (D.C. Law 18-350; D.C. Official Code § 2-576(6)), in subsection (b) is amended by striking the
386 phrase “a period for which a public health emergency has been declared pursuant to section 5a of the
387 District of Columbia Public Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194;
388 D.C. Official Code § 7-2304.01)” and inserting the phrase “the period from March 11, 2020, through
389 November 5, 2021” in its place.

390 (3) Subsection (c) is amended by striking the phrase “a period for which a public
391 health emergency has been declared pursuant to section 5a of the District of Columbia Public
392 Emergency Act of 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-
393 2304.01),” and inserting the phrase “the period from March 11, 2020 until November 5, 2021” in its
394 place.

395 (ff) Section 814 is repealed.

396 (gg) Section 902 is repealed.

397 (hh) Section 905 is amended as follows:

398 (1) Amendatory section 13(q) of the Advisory Neighborhood Commissions Act of
399 1975, effective March 26, 1976 (D.C. Law 1-58; D.C. Official Code § 1-309.10(q)), in subsection (c)
400 is amended by striking the phrase “a period of time for which a public health emergency has been
401 declared by the Mayor pursuant to section 5a of the District of Columbia Public Emergency Act of
402 1980, effective October 17, 2002 (D.C. Law 14-194; D.C. Official Code § 7-2304.01)” and inserting
403 the phrase “the period of time from March 11, 2020, until November 5, 2021” in its place.

404 (2) Subsection (d) is amended as follows:

405 (A) A new paragraph (1A) is added to read as follows

406 “(1A) Paragraph (1A) is repealed.”.

407 (B) Paragraph (2) is amended to read as follows:

408 “(2) A new paragraph (1B) is added to read as follows:

409 “(1B) Notwithstanding any other provision of law, during the period from March 11,
410 2020, until November 5, 2021, an Advisory Neighborhood Commissioner may call a meeting and
411 remotely participate in that meeting and vote on matters before the Commission without being
412 physically present through a teleconference or through digital means identified by the Commission
413 for this purpose. Members physically or remotely present shall be counted for determination of a
414 quorum.”.

415 Sec. 4. Other conforming changes.

416 (a) Chapter 48 of Title 16 of the District of Columbia Official Code is amended by striking
417 the phrase “for which the Mayor has declared a public health emergency pursuant to § 7-2304.01,”
418 and inserting the phrase “from March 11, 2020 until November 5, 2021” in each place it appears.

419 (b) Chapter 1 of Title 18 of the District of Columbia Official Code is amended by striking the
420 phrase “for which the Mayor has declared a public health emergency pursuant to § 7-2304.01,” in
421 each place it appears.

422 (c) Title 21 of the District of Columbia Official Code is amended by striking the phrase
423 “during a period of time for which the Mayor has declared a public health emergency pursuant to §
424 7-2304.01,” and inserting the phrase “from March 11, 2020 until November 5, 2021” in each place it
425 appears.

426 (d) The Natural Death Act of 1981, effective February 25, 1982 (D.C. Law 4-69; D.C.
427 Official Code § 7-621 et seq.), is amended as follows:

428 (a) Section 2 (D.C. Official Code § 7-621) is amended as follows:

429 (1) A new paragraph (2B) is added to read as follows:

430 “(2B) “Electronic presence” means when one or more witnesses are in a different
431 physical location than the declarant but can observe and communicate with the declarant and one
432 another by using technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or
433 similar capabilities to the same extent as if the witnesses and declarant were physically present with
434 one another.”.

435 (2) A new paragraph (5A) is added to read as follows:

436 “(5A) “Sign” means with present intent to authenticate or adopt a record to:

437 “(A) Execute or adopt a tangible symbol; or

438 “(B) Affix to or associate with the record an electronic signature.”.

439 (b) Section 3 (D.C. Official Code § 7-622) is amended as follows:

440 (1) Subsection (a)(4) is amended by striking the phrase “Signed in the presence” and
441 inserting the phrase “Signed in the presence, or from March 11, 2020 until November 5, 2021, the
442 electronic presence” in its place.

443 (2) A new subsection (d) is added to read as follows:

444 “(d) Any signature required by this act may be an electronic signature.”.

445 (c) Section 5(a)(3) (D.C. Official Code § 7–624(a)(3)) is amended by striking the phrase “in
446 the presence of a witness” and inserting the phrase “in the presence, or from March 11, 2020 until
447 November 5, 2021, the electronic presence of a witness” in its place.

448 (d) This section shall expire upon the expiration of D.C. Law 24-9.

449 Sec. 5. STAY DC Improvements.

450 (a)(1) No later than August 9, 2021, the Stronger Together by Assisting You (“STAY
451 DC”) Program application portal shall allow housing providers to submit an application for
452 emergency rental assistance on behalf of tenants with an electronic signature from the tenant for
453 funding allocated to the District through Section 501 of Division N of the Consolidated
454 Appropriations Act of 2021 (Pub. L. 116-260).

455 (2) Applications submitted by housing providers under paragraph (1) shall meet
456 all the requirements of Section 501(f)(2) of Pub. L. 116-260 and applicable guidance issued by
457 the United States Department of Treasury.

458 (b) No later than August 9, 2021, the Mayor shall issue guidance outlining the
459 circumstances in which STAY DC will cover arrearages for internet services provided to the
460 rental unit and security deposits, consistent with U.S. Department of Treasury Guidance. This
461 guidance shall be posted on the STAY DC website.

462 (c) Should additional time be necessary to implement the changes in this section, the
463 Mayor shall notify the Council. For each specific improvement required by this section, the
464 notice to Council shall include the reason more time is needed, and an estimate of the additional
465 time needed.

466 Sec. 6. Phasing of the eviction moratorium and additional protections.

467 (a) Title 16 of the District of Columbia Official Code is amended as follows:

468 (1) Section 16-1501 is amended to read as follows:

469 “(a) When a person detains possession of real property without right, or after his right to
470 possession has ceased, the Superior Court of the District of Columbia, on complaint under oath
471 verified by the person aggrieved by the detention, or by his agent or attorney having knowledge
472 of the facts, may issue a summons in English and Spanish to the party complained of to appear
473 and show cause why judgment should not be given against him for the restitution of possession.

474 “(b) The person aggrieved shall not file a complaint seeking restitution of possession
475 pursuant to this section for nonpayment of rent in an amount less than \$600. Nothing in this
476 subsection shall prevent the person aggrieved from filing a complaint to recover the amount
477 owed.

478 “(c)(1) Prior to September 26, 2021, or during a period of time for which the Mayor has
479 declared a public health emergency pursuant to § 7-2304.01, the person aggrieved shall not file a
480 complaint seeking relief pursuant to this section, except when:

481 “(A) The complaint alleges that the tenant’s continuing presence at the
482 housing accommodation where the tenant resides presents a current and substantial threat to the
483 health and safety of tenants, on-site agents, or employees of the owners of the housing
484 accommodation, or household members or guests of other tenants, or residents of immediately
485 adjacent properties, because the tenant has violated an obligation of tenancy by engaging in an
486 unlawful possession of a firearm, threats or acts of violence, or assault;

487 “(B) The complaint alleges that the tenant has willfully or wantonly
488 caused significant damage to the unit, building, premises, or property of the housing provider;
489 order

490 “(D) The complaint alleges non-payment of rent, the complaint is filed on
491 or after October 12, 2021, and the person aggrieved provides documentation at the time of filing
492 demonstrating that:

493 “(i) He or she has applied for emergency rental assistance through
494 the STAY DC program on behalf of the tenant, or initiated the application on behalf of the tenant
495 by completing all landlord portions of the application, the tenant has been notified in writing of
496 the application, and the housing provider is eligible to seek possession pursuant to § 42-
497 3505.01(b-1)(1); and

498 “(ii) The tenant has been served with a written notice which meets
499 the requirements of § 42-3505.01(b-1)(2) and all other requirements under District law.

500 “(2) It shall be a dispositive affirmative defense requiring dismissal of a complaint
501 for non-payment of rent if a tenant can demonstrate with substantial evidence provided through
502 testimony that:

503 “(A) The housing provider did not pursue rental assistance as required
504 timely or in good faith;

505 “(B) The tenant did not receive notice of the rental assistance application;

506 “(C) The housing provider did not provide a notice that meets the
507 requirements of 42-3505.01(b-1)(2), and all other requirements under District of Columbia law;

508 “(D) The tenant or their authorized representative submitted an application
509 for emergency rental assistance during the 60 days after receiving a past due rent notice, and that
510 application is still pending, approved and awaiting payment, or under appeal;

511 “(E) The housing provider has not met the requirements of § 42-
512 3505.01(b-1)(1); or

513 “(F) For complaints that involve rent arrears accrued since March 11,
514 2020, the landlord did not offer or negotiate a payment plan in good faith pursuant to § 42-3281
515 at any time since March 11, 2020.

516 “(3) For complaints filed pursuant to (c)(1)(B) of this subsection, it shall be a
517 dispositive affirmative defense requiring dismissal of a complaint if a tenant can demonstrate
518 with substantial evidence that the housing provider willfully or negligently contributed to the
519 significant damage of the unit, premises, building, or property that are the subject of the
520 complaint.

521 “(4) For purposes of this subsection, the term:

522 “(A) “Act of violence” shall have the same meaning as “crime of
523 violence” as provided in § 23-1331(4).

524 “(B) “Assault” shall be construed according to § 22-404.

525 “(C) “Significant damage” includes large holes in the walls of the
526 unit that cannot be repaired with plaster and paint, destruction of major building systems such as
527 electric or plumbing, destruction of appliances such as ovens, refrigerators or dish washing
528 machines in the unit, or damage to large areas of flooring such that the housing provider will
529 have to replace the damaged flooring.

530 “(D) “Threat” shall be construed according to § 22-407.

531 “(E) “Unlawful possession of a firearm” shall be construed
532 according to § 22-4503.

533 “(4) Nothing in this section shall be construed to create an obligation on the part
534 of any person to pursue an eviction action under this subsection.

535 “(5) No tenant shall be evicted from a rental unit based on a complaint filed under
536 this subsection unless the court determines by a preponderance of the evidence that the alleged
537 violation of an obligation of tenancy meets all of the requirements of this subsection.

538 “(d)(1) The person aggrieved shall not file a complaint seeking restitution of possession
539 pursuant to this section without a valid registration or claim or exemption issued pursuant to §
540 42-3502.05, and a current license for rental housing issued pursuant to § 47-2828(c)(1) presented
541 at the time of filing.

542 “(2) The Court may waive the requirements in this subsection if the person
543 aggrieved can demonstrate that the housing provider for the housing accommodation was unable
544 to obtain or renew a current rental housing license due to extenuating circumstances.

545 “(e) The person aggrieved shall not file a complaint pursuant seeking relief to this section
546 based on consistent late payment of rent by a tenant occurring between the dates of March 11,
547 2020 and 60 days after the expiration of the public health emergency declared in response to the
548 novel 2019 coronavirus (SARS CoV-2).

549 “(f) Complaints seeking relief pursuant to this section that are not permitted to be filed
550 pursuant to subsection (c) of this section shall not be filed until January 1, 2022, at the earliest.”.

551 (2) Section 16-1502 is amended to read as follows:

552 “(a) The summons provided for by § 16-1501 shall be served 30 days, exclusive of
553 Sundays, legal holidays, and days occurring during a period of time for which the Mayor has
554 declared a public health emergency pursuant to § 7-2304.01, before the day fixed for the initial
555 hearing of the action; except, that a summons may be served during a period of time for which
556 the Mayor has declared a public health emergency pursuant to § 7-2304.01, and for 60 days
557 thereafter, if the summons relates to a complaint that is filed pursuant to the exceptions listed in §

558 16-1501(c)(1). If the defendant has left the District of Columbia, or cannot be found, the
559 summons may be served by delivering a copy thereof to the tenant, or by leaving a copy with
560 some person above the age of sixteen years residing on or in possession of the premises sought to
561 be recovered, and if no one is in actual possession of the premises, or residing thereon, by
562 posting a copy of the summons on the premises where it may be conveniently read. If the
563 summons is posted on the premises, a copy of the summons shall be mailed first class U.S. mail,
564 postage prepaid, to the premises sought to be recovered, in the name of the person known to be
565 in possession of the premises, or if unknown, in the name of the person occupying the premises,
566 within 3 calendar days of the date of posting.

567 “(b) If a summons is served by posting a copy on the premises, a photograph of the
568 posted summons must be submitted to the court. The photograph must have a readable
569 timestamp that indicates the date and time of when the summons was posted.”.

570 (c) The Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C.
571 Official Code § 42-3501.01 *et seq.*), is amended as follows:

572 (1) Section 501 (D.C. Official Code § 42-3505.01) is amended as follows:

573 (A) Subsection (a) is amended as follows:

574 (i) The existing text is designated as paragraph (1).

575 (ii) Paragraph (1) is amended by striking the phrase “written notice
576 to vacate” and inserting the phrase “written notice” in its place.

577 (iii) A new paragraph (2) is added to read as follows:

578 “(2) If a notice is served by posting a copy on the premises, a photograph of the
579 posted notice must be submitted to the court. The photograph must have a readable timestamp
580 that indicates the date and time of when the summons was posted.”.

581 (iii) A new paragraph (3) is added to read as follows:

582 “(3) If the landlord knows the tenant speaks a primary language other than
583 English or Spanish that is covered under section 4 of the Language Access Act of 2004, effective
584 June 19, 2004 (D.C. Law 15-167; D.C. Official Code § 2-1933), the landlord must provide the
585 notice in that language.

586 (B) Subsection (a-1) is amended as follows

587 (i) Paragraph (1) is amended by striking the word “claim” and
588 inserting the phrase “claim, unless the claim pertains to subsection (b-1) of this section.”

589 (ii) Paragraph (2)(C) is amended by striking the phrase “, including
590 evidence of the time and date of service” and inserting “with a readable timestamp that indicates
591 the date and time of when the summons was posted.”.

592 (C) Subsection (b) is amended to read as follows:

593 “(b) A housing provider may recover possession of a rental unit where the tenant is
594 violating an obligation of tenancy, other than nonpayment of rent, and fails to correct the
595 violation within 30 days after receiving notice from the housing provider.”.

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

597 “(b-1)(1) On or after October 12, 2021, a housing provider may recover possession of a
598 rental unit for nonpayment of rent where the past due rent is equal to more than \$600 and any of
599 the following applies:

600 “(A) The tenant fails to submit an emergency rental assistance application
601 within 60 days of receiving a notice of past due rent;

602 “(B) The tenant’s application for emergency rental assistance was denied,
603 or the application was approved with a balance of equal to or greater than \$600 remaining

604 unpaid, and the tenant and housing provider have not established a rent payment plan pursuant to
605 § 42-3281 within 14 days of the denial; or

606 “(C) A tenant with a rent payment plan is at least \$600 or two months
607 behind on the terms of the payment plan, whichever is greater.

608 “(2) A notice of past due rent from the housing provider shall state the total
609 amount of rent that is owed by the tenant and attach a ledger showing rent charges and payments
610 for all periods of time in which the housing provider alleges the tenant’s rental payments are
611 delinquent, that the tenant has the right to remain in the rental unit if the total balance of unpaid
612 rent is paid in full, provide basic information about emergency rental assistance programs in the
613 District, including the eligibility criteria for the programs and ways for the tenant to apply,
614 indicate if an application has been submitted on behalf of the tenant or initiated by the housing
615 provider with need for the tenant to complete the application, notify the tenant that they have 60
616 days to submit their portion of an application for emergency rental assistance where an
617 application has been initiated by the housing provider, and indicate that the housing provider
618 may file in court for possession without further notice if any of the following occur:

619 “(A) The tenant fails to submit their portion of an application for
620 emergency rental assistance within 60 days of receiving the notice of past due rent;

621 “(B) The tenant’s application for emergency rental assistance was denied,
622 or the application was approved with a balance of equal to or greater than \$600 remaining
623 unpaid, and the tenant and housing provider have not established a rent payment plan within 14
624 days of the denial; or

625 “(C) A tenant defaults on a rental payment plan by being the greater of
626 \$600 or two months behind the terms of the plan.

627 (D) Subsection (k) is amended as follows:

628 (i) Paragraph (1) is amended by striking the phrase “; or” and
629 inserting a semicolon in its place.

630 (ii) Paragraph (2) is amended by striking the period and inserting
631 the phrase “; or” in its place.

632 (iii) A new paragraph (3) is added to read as follows:

633 “(3) During a period of time for which the Mayor has declared a public health
634 emergency pursuant to section 5a of the District of Columbia Public Emergency Act of 1980,
635 effective March 5, 1981 (D.C. Law 3-149; D.C. Official Code § 7-2304.01), except for evictions
636 arising from those complaints filed pursuant to the exceptions in D.C. Official Code § 16-
637 1501(c)(1); provided, that:

638 “(A) Any family facing eviction pursuant to D.C. Official Code § 16-
639 1501(c)(1)(A) shall be offered assistance and resources that support the coordination or
640 continuation of youth education, social services, and other resources before the eviction is
641 carried out; and

642 “(B) Any person with behavioral, emotional, or mental health issues
643 facing eviction pursuant to § 16-1501(c)(1)(A) shall be offered behavioral health or housing
644 counseling services and shall be offered alternative housing arrangements before the eviction is
645 carried out.

646 (E) Subsection (q) is amended to read as follows:

647 “(q)(1) Beginning on October 14, 2020, for the period of time during which there exists a
648 public health emergency declared pursuant to section 5a of the District of Columbia Public

649 Emergency Act of 1980, effective March 5, 1981 (D.C. Law 3-149; D.C. Official Code § 7-
650 2304.01), and not earlier than September 26, 2021, no housing provider may:

651 “(A) Issue to a tenant a notice pursuant to this section, except notices of
652 past due rent pursuant to subsection (b-1)(2) of this section; or

653 “(B) Engage in any action that is intended to force tenants to leave their
654 housing or otherwise give up their rights under the law, including the actions described under
655 section 502(a).

656 “(2) Any person who violates paragraph (1) of this subsection shall be subject to
657 penalties under section 901.”

658 (F) A new subsection (q-1) is added to read as follows:

659 “(q-1)(1) Subsection (q) shall not apply to notice for complaints filed pursuant to the
660 exceptions in D.C. Official Code § 16-1501(c)(1).

661 “(2)(A) A notice issued to a tenant pursuant to this subsection must do the
662 following:

663 “(i) State prominently and at the beginning of any such notice that
664 the tenant does not have to vacate the rental unit until and unless a court orders the tenant to do
665 so;

666 “(ii) For cases involving alleged violations of obligations of
667 tenancy, state prominently and at the beginning of any such notice that the tenant has the right to
668 correct or cease the alleged violation of tenancy and remain in the rental unit;

669 “(iii) For cases involving non-payment of rent, meet the
670 requirements of subsection (b-1)(2) of this section, in addition to the requirements of this
671 subsection and other applicable District laws;

672 “(iv) State prominently and at the beginning of any such notice that
673 the tenant has the right to dispute the landlord’s allegations through the court process and remain
674 in the rental unit until the court reaches a decision on the matter;

675 “(v) Include the phone numbers of the Office of the Tenant
676 Advocate and the Landlord Tenant Legal Assistance Network and state prominently and at the
677 beginning of any such notice that both resources may provide or may refer the tenant to free
678 legal services for tenants facing eviction; and

679 “(vi) If the landlord knows the tenant speaks a primary language
680 other than English or Spanish that is covered section 4 of the Language Access Act of 2004,
681 effective June 19, 2004 (D.C. Law 15-167; D.C. Official Code § 2-1933), be translated into that
682 language.

683 (G) A new subsection (s) is added to read as follows:

684 “(s) Unless a purchaser of real property has obtained the deed to the property, the
685 purchaser shall not evict a tenant.”.

686 (2) Section 501a(b) (D.C. Official Code § 42-3505.01a(b)) is amended as
687 follows:

688 (A) The lead-in language of paragraph (1) is amended by striking the
689 phrase “date of eviction not fewer than 21 days before the date of eviction” and inserting the
690 phrase “date of eviction” in its place.

691 (B) A new paragraph (1-A) is added to read as follows:

692 “(1-A) For a rescheduled eviction authorized prior to March 11, 2020, a housing
693 provider shall deliver to the tenant the notice required in paragraph (1) of this subsection not
694 fewer than 30 days prior to the new date.”

695 (C) A new paragraph (1-B) is added to read as follows:

696 “(1-B) For evictions other than those covered in paragraph (1-A) of this
697 subsection, a housing provider shall deliver to the tenant the notice required in paragraph (1) of
698 this subsection not fewer than 21 days prior to the new date.”.

699 Sec. 7. Repealers.

700 (a) Section 2 of the Coronavirus Public Health Extension Emergency Amendment Act of
701 2021, enacted June 17, 2021 (D.C. Act 24-79; 68 DCR 5600), is repealed.

702 (b) Section 2 of the Coronavirus Public Health Extension Temporary Amendment Act of
703 2021, effective May 19, 2021 (D.C. Act 24-99; 68 DCR 6446), is repealed.

704 Sec. 8. Fiscal impact statement.

705 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
706 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
707 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

708 Sec. 9. Effective date.

709 This act shall take effect following approval by the Mayor (or in the event of veto by the
710 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
711 90 days, as provided for emergency acts of the Council of the District of Columbia in section
712 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
713 D.C. Official Code § 1-204.12(a)).