

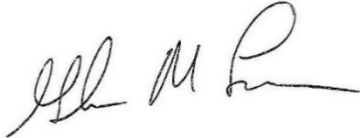
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: March 26, 2026

SUBJECT: Fiscal Impact Statement – Fair Housing Practices Amendment Act of 2026

REFERENCE: Bill 26-126, Draft Committee Print as provided to the Office of Revenue Analysis on February 24, 2026

Conclusion

Funds are sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill.

Background

The bill prohibits housing providers from separately charging tenants, other than through rent, for utility charges accrued by common spaces or vacant units. However, housing providers may use a ratio utility billing system to allocate a tenant's share of utility costs based on formulas such as square footage occupied or number of bedrooms.

Upon termination of a tenancy, the bill requires housing providers to notify a former tenant, within 45 days, of any amounts owed to the housing provider, along with relevant documentation. At least 60 days prior to referring the unpaid amount to a debt collection agency, the housing provider must obtain evidence that the tenant was served with notice. Tenants have 30 days to dispute the notice of alleged unpaid amounts, and housing providers must respond within 10 days to the dispute.

Lastly, under current law, housing providers may not charge a fee to a prospective tenant for services required to maintain a unit's condition as required by regulations. The bill adds that neither can a fee be charged for services related to utilities, trash, locks, administrative fees for third-party billing, or other services or facilities that are already required to be provided.

The Honorable Phil Mendelson

FIS: Bill 26-126, "Fair Housing Practices Amendment Act of 2026," Draft Committee Print as provided to the Office of Revenue Analysis on February 24, 2026

Financial Plan Impact

Funds are sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill. The requirements in the bill fall on housing providers and do not impact the District's budget. Beyond standard tenant informational support that is provided by District agencies, enforcement of specific provisions would occur through the Courts.