

Resolution Supporting Bill 21-0908, the "Stop Work Order
Disclosure and Regulation amendment act of 2016"

Whereas; The stated purpose of Bill 21-0908, the "Stop Work Order Disclosure and Regulation Amendment Act of 2016," is to increase consumer protections by providing homebuyers with necessary information to make an educated purchase decision;

Whereas; It is imperative that renovated properties be safe and up to code when they are sold to new owners and inhabited by families;

Whereas; Currently under District law, sellers are required to disclose any knowledge of problems with plumbing and electricity, infestation, appliances, and other potential issues – however, there is no requirement to disclose knowledge of a history of Stop Work Orders. Yet, disclosure of a property's Stop Work Order history would afford a homebuyer with the opportunity to pursue additional inspections necessary to determine if a property is safe and to confirm that all deficiencies in the construction process have been adequately corrected;

Whereas; The Department of Consumer & Regulatory Affairs currently is unable to enforce all existing SWOs;

Whereas; The Department of Consumer & Regulatory Affairs does not have the resources to ensure abatement of violations. This was reinforced with a statement by the Director of the Department of Consumer & Regulatory Affairs to Councilmember Todd and the Single Member District 4C10 Commissioner that the Department "must dedicate limited resources to the nuisances that pose life safety issues";

Be it resolved that: Advisory Neighborhood Commission 4C supports Bill 21-0908, the "Stop Work Order Disclosure and Regulation Amendment Act of 2016";

Be it further resolved that: ANC 4C requests that the Department of Consumer & Regulatory Affairs be directed to create an online database that maintains a history of Stop Work Orders – and that the database also include and maintain information detailing how SWO conditions have been met when SWOs are lifted. Providing this information furthers the culture of openness and transparency needed in all District agencies, will lead to more accountability and responsiveness to District citizens; and help achieve the basic consumer protections sought by Bill 21-0908; and,

And be it finally resolved that: The Commissioner for Single Member District 4C10, or any member of the Executive Committee in their absence, shall be authorized to communicate this resolution and submit written testimony to the members of the Council of the District of Columbia.

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Certification:

After providing sufficient notice for and with a quorum of ____ present at its December 14, 2016, meeting, Advisory Neighborhood Commission 4C voted, with ____ Yeas, ____ Nos and ____ Abstentions, to adopt the above resolution.

Vann-di Galloway
Chairperson, ANC 1A

Joseph Martin
Secretary, ANC 1A