



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Advisory Neighborhood Commission 2D**

January 12, 2017

Chairman Phil Mendelson  
Chair, Committee of the Whole  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004  
[pmendelson@dccouncil.us](mailto:pmendelson@dccouncil.us)

**RE: DC Council Bill B22-0092 – the “Short-Term Rental Regulation and Affordable Housing Protection Act of 2017”**

Dear Chairman Mendelson,

At its regular meeting on January 8, 2018, Advisory Neighborhood Commission 2D (“ANC 2D” or “Commission”) considered the above-referenced matter. With 2 of 2 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (2-0-0):

WHEREAS, ANC 2D represents a dense urban area with a diverse mix of residential and some business uses,

WHEREAS, ANC 2D residents have observed some increase in short-term rentals in recent years,

WHEREAS, ANC 2D recognizes the need to maintain a sufficient supply of long-term housing in the District; the need to provide residents flexibility on the use of their private property while minimizing negative impacts on the surrounding neighborhood; and the need to end the operation of illegal hotels that utilize multi-unit residential buildings that are subject to DC rent control provisions,

WHEREAS, ANC 2D recognizes that there are a variety of property owners who offer short-term rentals, including but not limited to:

1. Hosts who share their primary residence by frequently renting out a guest room while they are present,
2. Hosts who list their primary residence during extended absences for work travel,
3. Hosts who list a basement apartment adjoining their primary residence, and

WHEREAS, ANC 2D believes that the proposed legislation may be overly restrictive for individual homeowners and should take into account the unique living situations of local residents living in the nation's capital and the needs of visitors.

THEREFORE, BE IT RESOLVED that ANC 2D urges the DC Council to amend, modify, and clarify the Short-Term Rental Regulation and Housing Protection Act of 2017 to:

1. Ensure that short-term rentals are licensed to the same safety standards as any residential rental unit.
2. Ensure that hosting platforms list only short-term rentals that have the appropriate business licenses.
3. Ensure that such regulation does not unduly restrict residents' ability to rent out their permanent residence while they are away and while they are at home.
4. Avoid unduly restricting residents' ability to earn income from their private property.
5. Prohibit large-scale commercial operators from using short-term rental services as a way to operate as hotels without meeting strict regulatory standards.
6. Consider incorporating ANCs into the enforcement process.

Commissioners David Bender ([2D01@anc.dc.gov](mailto:2D01@anc.dc.gov)) and Ellen Goldstein ([2D02@anc.dc.gov](mailto:2D02@anc.dc.gov)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



David Bender  
Chair