

COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

December 12, 2025

Nyasha Howard, Secretary
Council of the District of Columbia
1350 Pennsylvania Ave NW
Washington, DC 20004

Dear Secretary Howard,

Today, I am introducing the Pets in Housing Amendment Act of 2025. Please find enclosed a signed copy of the legislation, which is co-introduced by Councilmembers Anita Bonds, Janeese Lewis George, and Zachary Parker.

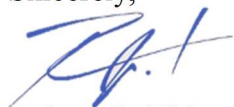
For too long pet ownership has been a financial burden for many District residents. Many multifamily buildings prohibit tenants from owning certain dog breeds, including pitbulls, Rottweilers, and similar mixed-breed dogs, and landlords often charge outrageous first-time pet deposits of \$500 or more and pet rents of \$50-\$100 per month. In addition, no emergency housing shelters in DC allow unhoused people to bring their pets. In the District, these issues disproportionately impact low-income people and residents of color, who are more likely to own mixed-breed dogs or face financial insecurity.

The Pets in Housing Amendment Act of 2024, which was enacted on March 21, 2025, prohibits District landlords from banning certain dog breeds and requires at least one DC low-barrier shelter to allow unhoused residents to bring their pets, and caps pet fees. However, insurance companies can still charge exorbitant premiums for multifamily buildings that admit dog breeds perceived as dangerous, making it financially challenging for landlords to lift breed bans. In addition, the bill was subject to appropriations and has not yet received funding.

By making only the shelter provisions of the original Pets in Housing legislation subject to appropriations, the Pets in Housing Amendment Act of 2025 ensures that provisions without a fiscal impact, including pet rent and fee limits, can go into effect. The bill also ensures that landlords who lift their breed bans pursuant to the original legislation do not have to fear higher premiums or coverage denials from insurers.

This legislation, in memory of my beloved dog Roscoe, affirms my commitment to combatting breed restrictions based on junk science and stereotypes. Please contact Legislative Clerk Jakaila Davis (jdavis@ddccouncil.gov) if you have any questions about the legislation.

Sincerely,



Robert C. White, Jr.
Councilmember At-Large

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Councilmember Anita Bonds



Councilmember Robert C. White, Jr.



Councilmember Zachary Parker



Councilmember Janeese Lewis George

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To prohibit insurance providers from inquiring about the specific breed or breed mixture of dogs kept on a property, and to prevent insurers from increasing a homeowner's insurance premium based on the breed or breed mixture of such dogs; and to amend the Pets in Housing Amendment Act of 2024 to allow portions of the legislation that were found not to have unfunded costs to become applicable.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Pets in Housing Amendment Act of 2025".

TITLE I. HOME INSURANCE RESTRICTIONS AFFECTING PETS.

Sec. 101. Pet insurance.

(a) An insurer providing a policy for a homeowner shall not inquire as to the specific breed or mixture of breeds of dog that is present, maintained, or kept at the property or refuse to issue, cancel, refuse to renew, or increase a premium or rate for a homeowner's insurance policy based on the breed or mixture of breeds of dog that is present, maintained, or kept at the property.

(b) This section shall not prohibit an insurer from inquiring as to and refusing to issue, cancelling, refusing to renew, or imposing a reasonable increase to a premium or rate for a

homeowner's insurance policy based upon sound underwriting and actuarial principles, including but not limited to the as to whether the behavioral history of an individual dog includes prior aggressive acts or the individual dog is known to be dangerous or has been declared to be dangerous in accordance chapter 19 of the code of the District of Columbia.”.

TITLE II. RECOGNIZING HOUSING REGULATIONS AS FUNDED.

Sec. 201. Section 4(a) of the Pets in Housing Amendment Act of 2024, effective March 21, 2025 (D.C. Law 25-308; D.C. Official Code *passim*), is amended by striking the phrase “This act shall apply” and insert the phrase “Section 3 of this act shall apply” in its place.

TITLE III. FISCAL IMPACT; EFFECTIVE DATE.

Sec. 301. Fiscal impact statement.

The Council adopts the fiscal impact statement in the committee report as the fiscal impact statement required by section, 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

Sec. 302. Effective date.

This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto) and a 30-day period of congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)).