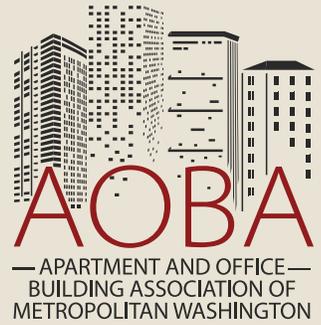


INSIDE

News & Advocacy Recap

March/April 2017



Montgomery County Energy Matters: At an AOBA seminar in February hosted by the Tower Companies, speakers shared lessons learned from the first year of energy benchmarking in Montgomery County. Montgomery County Council President Roger Berliner is third from left.

2017 Program is Open!



We are ready for you! AOBA's Rising Leaders Network Series is a professional development program geared to **commercial and multifamily property managers** with less than five to seven years of experience.

Registration is now open and the 2017 member fee, including all three sessions, is \$350 per person. Once again this year, all sessions will be developed by our expert instructor, Mary Abbajay of Careerstone Group LLC. *Continued on page 7 >>*

COMMERCIAL MEMBERS: Start your Summer Season with the TOBY Awards Celebration



Prestigious Commercial Awards to be Presented in June

Before you finalize your summer vacation, please save the date to attend AOBA's elegant awards dinner event, scheduled **Thursday, June 15** at the Fairmont, Washington DC.

Award winners for TOBY, KEEP and the Commercial Engineer Awards competitions will be revealed at this lively event, and all entrants, judges and sponsors will be honored.

The evening begins with a networking reception, including open bar and hors d'oeuvres, followed by dinner and recognition of our industry's best!

You won't want to miss it! ■

Golf Tournament to be Held at Awesome Woodmont Country Club



Our mild winter and early spring weather bring thoughts to some great golf ahead!

AOBA's Golf Committee is pleased to confirm this year's fall tournament will be **Monday, September 11** at Woodmont Country Club, Rockville, Maryland. Woodmont has undergone some spectacular renovations *Continued on page 2 >>*



FEBRUARY 2017 Advocacy Recap DISTRICT OF COLUMBIA

Note: This content, plus more detail, appeared in the February At Issue – DC edition.

NEW CARBON MONOXIDE DETECTOR IMPLEMENTATION DATE IS MARCH 28

This law was first adopted in 2014 and gave housing providers three years to comply. All Group I and R occupancies and buildings, which include AOBA's multifamily members, will require the installation of carbon monoxide alarms in the immediate vicinity of the bedrooms in units located in a building containing a fuel-burning appliance, or in a building which has an attached garage. With limited exceptions, only one alarm will be required outside each separate sleeping area or grouping of bedrooms.

DCRA FINES TO INCREASE

Effective **Jan. 1, 2018**, several housing and building infraction fines will increase annually at the rate of the CPI, while others will double if the Council adopts pending legislation, B22-2, the **"DCRA Infraction Fine Increase Amendment Act of 2017."**

CAMPAIGN FINANCE REFORM IS STILL HOT ISSUE

The Council kicked off 2017 with the introduction of several measures designed to overhaul the District's campaign finance laws. The four most recent bills are summarized in *DC At Issue – February* issue.

PROPOSED DC BILLS ON AOBA'S CLOSE WATCH

- **Tax relief for commercial properties located East of the River:** The "East End Commercial Real Property Tax Rate Reduction Amendment Act of 2017" (B22-43) will allow eligible Class 2 properties to pay the much lower Class 1 real property tax rate for a ten year period beginning on Oct. 1, 2017. Thereafter, the real property tax rate will increase by \$.04 annually until it returns to the Class 2 rate. While a potential benefit to AOBA's commercial members, AOBA will await the fiscal impact statement to determine whether and how much members could actually utilize the abatement.
- **More crimes subject to expungement:** B22-45, the "Criminal Record Expungement Amendment Act of 2017" will expand the list of eligible felonies under the District's expungement laws to include the failure to appear, theft, and felony possession. Additionally, the measure will allow all misdemeanors to be expunged, including, for example, violations of building and housing code regulations.
- **New protected class under District's Human Rights Act:** B22-14, the

"Protecting Victims of Gender-Based Violence Amendment Act of 2017" will expand the scope of prohibited employment discrimination to include victims or family members of victims of domestic violence, sexual abuse, or stalking.

DC BILLS THAT ARE NOW THE LAW

- **Residential Lease Clarification Amendment Act of 2016:** Effective date: Feb. 20, 2017. Addresses several aspects that govern the residential-housing provider relationship, including definition of ordinary wear and tear and application regarding security deposits; access by housing provider to the unit; and a housing provider's ability to prohibit subletting if set forth in lease.
- **Rent Control Hardship Petition Limitation Amendment Act of 2016. Projected law date: Feb. 20, 2017:** Limits the amount of a conditional increase, where the Rent Administrator has not issued an order within the required 90-day period, to 5%. However, if the housing provider shows a "net positive income" in the income and expense information filed with the hardship petition, **no increase** will be allowed.
- **"Rental Housing Late Fee Fairness Amendment Act of 2016." Effective Date: Dec. 6, 2016:** Limits housing providers to charging late fees that are a maximum of 5% of amount due. Charging a fee is only permitted where disclosed in the lease and after a minimum five-day grace period, and the law prohibits a tenant from being evicted on the basis of nonpayment of a late fee. ■

2017 GOLF TOURNAMENT *Continued from page 1 >>*

recently, and we are excited to return the event to this outstanding venue and first-class golf course.

Following the tournament, participants will once again be treated to a fun networking social event with lots of great food, open bar and activities.

Golf is sold with sponsorships, and the event sells out each year! For details, please

contact Pam Oeler, Director of Special Events at poeler@aoba-metro.org.

Here's a sample of available sponsorships:

- Premier – includes a foursome
- Golfers' Gift
- Golf Awards
- Open Bar
- Driving Range
- Exclusive Contests ■



Councilmember Evans Draws DC Crowd: At a DC Tax Policy Committee meeting at AOBA in February, DC Councilmember Jack Evans drew a full house. Members discussed a variety of industry issues during a lively Q and A session.



FEBRUARY 2017 Advocacy Recap MARYLAND

Note: This content, plus more detail, appeared in the February At Issue – MD edition.

ASSEMBLY PASSES MID-POINT

The Maryland General Assembly has passed the halfway mark of its 90-day session with more than 2,700 bills introduced. AOBA's Maryland Legislative Committee has met frequently to review legislation that will impact our members. We will be actively engaged on the following bills:

- **Sick Leave** – SB 230 and HB 1 will be the vehicles for the General Assembly's effort to enact a state sick leave mandate for employers this session. The bills would require employers with 15 or more employees to provide employees with at least 1 hour of sick leave for every 30 hours worked (to a maximum of 56 hours per year). Employers with fewer than 15 employees would be required to provide unpaid sick leave. The

bills apply to all employees who work 8 hours or more in a week. Sick leave may be used for the illness of the employee and extended family members. The bill would preempt local governments from adopting sick leave laws after Jan. 1, 2017, but would not override the existing Montgomery County law.

AOBA will work to preempt all local sick leave laws and suggest amendments to provide maximum employer flexibility. The bill has a high likelihood of passage. A more onerous Montgomery County sick leave law became effective Oct. 1, 2016, and it is imperative that employers not be saddled with implementing conflicting provisions of both a state and local sick leave law.

- **Use of Medical Oxygen in Residential Dwellings** – SB 175 / HB 600 would prohibit an individual from having lighted tobacco or an open flame in a room, or within 20 feet of a room, of a residential dwelling in which medical oxygen is being used. When the dwelling is owned by another person, the individual who uses or begins to use medical oxygen must notify the owner or their agent. The notice must be given 5 days prior to residing in

the dwelling or 5 days prior to using the medical oxygen. Within 5 days of receiving notice, the owner of the dwelling must prominently post a sign stating that medical oxygen is in use in the dwelling and stating the smoking and flame restrictions. AOBA worked to limit this bill, which far exceeded NFPA standards, and it was voted unfavorably by the Senate Finance Committee.

- **Elevator Inspections – Witnessing Tests** – SB 177 / HB 1226 would require a state inspector or third party qualified inspector to be physically present to witness elevator tests performed by licensed elevator mechanics. Under current practice, DLLR has allowed for on-site post-test reviews of safety tests by licensed elevator inspectors for 20 years. AOBA will again oppose this legislation due to concerns of inspections being delayed and the work of inspectors being slowed while they watch elevator mechanics perform their tests.
- **Source of Income** – HB 172 / SB 728 would add "source of income" to the list of prohibited practices that would be discrimination under the housing policy of the State. The bill prohibits certain discriminatory acts based on a person's source of income and establishes specified qualifications and limitations on the general *Continued on page 8 >>*

Montgomery County Update

Council Targets Commercial Businesses for Higher Snow Removal Fines

The Montgomery County Council voted in January to create two separate classes, residential and commercial (which applies to commercial and multifamily members), for purposes of assessing fines for failure to comply with the county's snow removal laws. Previously, the maximum fine for *all* violators was \$75. Under the new law, commercial owners are subject to a civil penalty of \$250 for an initial offense with that amount increasing for repeat offenses. Even as it purported to follow the District, the initial **\$250** fine in Montgomery County will be much higher than the flat \$150 fine imposed by DC on commercial businesses.

New Rules: Changes to Rental Housing Law Effective March 13

Sections of B19-15 Landlord – Tenant Relations – Licensing of Rental Housing – Landlord – Tenant Obligations take effect on **March 13**. The legislation includes notable changes that will impact multifamily operations in Montgomery County. Due to AOBA's advocacy, the provision requiring disclosure of utility billing information to residents is not effective until June 10. Members with questions about the new law may contact Nicola Whiteman. AOBA will have additional information on the Department of Housing and Community Affairs' plans to implement the changes to the county's inspection protocol in the March edition of *At Issue*. ■

Prince George's County Update

Study Commission Recommends Actions on Deficit

The Prince George's Blue Ribbon Commission on Addressing the Structural Deficit briefed the County Council on its recommendations for closing the County's structural budget gap. The Commission concluded that the County must strengthen public confidence in the ability of the county government to perform its duties with efficiency and integrity. Part of that effort would include increased transparency of public data, eliminating waste and inefficiencies and creating an Office of County Inspector General. ■



FEBRUARY 2017 Advocacy Recap VIRGINIA

Note: This content, plus more detail, appeared in the February At Issue – VA edition.

AOBA NOTCHES EXTREMELY SUCCESSFUL LEGISLATIVE SESSION

Closing out a grueling 45-day legislative session in Richmond last month, AOBA compiled numerous successes working on members' behalf — advancing legislation to benefit property owners and managers across Virginia and defeating those legislative proposals that would increase costs or expand regulatory burdens.

The brief summary below highlights issues and measures on which AOBA engaged:

Proactive Legislative Initiatives Accommodation of Assistive Animal Requests

At AOBA's request, the Virginia Housing Commission took up the issue of fraudulent requests for accommodation of assistance animals during this year's legislative interim. (Background: Members have reported a significant spike in prospective tenants claiming disabilities and presenting verification from out-of-state, online services to circumvent no-pet policies, or pet rent, deposits and other associated fees.) After numerous meetings with all affected stakeholders, consensus legislation was crafted. Working with Senator George Barker (D-Alexandria) and Delegate Betsy Carr (D-Richmond) AOBA worked to secure the passage of H.B. 2006 and S.B. 1228, which outline the process for responding to requests for accommodation of an assistive animal in accordance with federal law and guidance and stipulate that the person serving as the verifier of a disability must have a "therapeutic relationship" with the prospective tenant requesting accommodation.

Local Regulation of Trespass Towing

AOBA further worked with Senator Dave Marsden (D-Burke) and Delegate Tim Hugo (R-Clifton) to pass H.B. 1960 related to local government regulation of trespass towing in Northern Virginia. Among other provisions, the bills would repeal the existing authority for a local government to enact a "second signature" requirement for trespass towing from private property. This measure was responsive to recent action by the Arlington County Board to enact such a burdensome regulation, requiring a property owner to individually authorize the removal of each illegally trespassing vehicle from a private property. AOBA worked to build a coalition of business groups to support the measure and overcome the aggressive opposition of Arlington County.

Legal Process Reforms

Delegate Manoli Loupassi (R-Richmond) introduced H.B. 1811 on behalf of AOBA and a coalition of other real property organizations. The bill makes amendments to legal processes affecting AOBA members. Specifically, it requires the court to award a monetary judgment for any amounts contracted in a rental agreement on the date of the hearing and removes requirements for a notice of satisfaction of judgment. While this is already included in the Virginia Rental Housing Act, H.B. 1811 copies this code language into the unlawful detainer statute, eliminating any potential for misinterpretation by judges.

Amendments to the Virginia Rental Housing Act

Delegate Jackson Miller (R-Manassas) once again served as patron of the annual omnibus bill containing industry-friendly amendments to the Virginia Rental Housing Act. Each year, AOBA works on this legislation with a coalition of real property associations. This year's bill creates greater uniformity between the Virginia Landlord/Tenant Act and the Virginia Residential Landlord/Tenant Act and clarifies procedures in the event of the death of a tenant.

OTHER LEGISLATIVE VICTORIES

In addition to securing the passage of AOBA's proactive legislation, your Virginia advocacy team also defeated numerous proposals, outlined below, which would have layered additional regulatory burdens and costs on members:

Transfer of Authority over the Statewide Fire Prevention Codes

S.B. 1365 sought to transfer authority over the promulgation and adoption of the Statewide Fire Prevention Codes from the Board of Housing and Community Development (where it has resided since 1972) to the Fire Services Board. AOBA rallied a coalition of stakeholder groups including retailers, the hospitality industry, churches, homebuilders, and code officials to oppose the measure.

Property Liens for Delinquent Tenant Recycling/Waste Collection Accounts

S.B. 884 was introduced at the request of the City of Newport News to allow local governments to place a lien on a property for the delinquent waste and recycling collection debts of a tenant. The City cited challenges with collecting these debts. The bill would have unfairly made housing providers responsible for the debts incurred by tenants as part of agreements to which the housing provider was not a party.

Capping Late Fees and Allowing a Grace Period for Payment of Rent

S.B. 993 sought to cap the amount that a housing provider could charge for late rent payments at five percent of the rent payment. The bill would have further stipulated that late charges may not be assessed until after seven days. The bill was referred for further study by the Housing Commission.

Misdemeanor Crime for Failing to Inspect Units for Abandoned Animals

AOBA defeated legislation introduced at the request of the ASPCA to establish a misdemeanor crime if a housing provider fails to inspect a unit vacated by a tenant for abandoned animals within two days where the housing provider "should have known" that a companion animal was present. ■

Meet Your New Board Members



Welcome to the Board: New members of the AOBA Board are (left to right): Debbie Santano, Chad Cooley and Kaitlin Brokaw Costello.

KAITLIN BROKAW COSTELLO is a Senior Property Manager for Akridge who oversees several buildings, most notably The Homer Building, located at 601 Thirteenth Street, NW. She is an active member of AOBA, IREM, CREW, and is a Certified Property Manager, a Real Property Administrator, a LEED® Green Associate, and a licensed real estate salesperson in Virginia and DC. Prior to Akridge, Kaitlin managed buildings for CBRE, EastBanc, and Bernstein Consortium Management.

Born and raised in Annandale, New Jersey, Kaitlin lives in Alexandria. A music education major at Bucknell, she started her career in real estate in DC. **What's one thing that AOBA members may not know about you?** I play the piano, saxophone, and sing.

CHAD COOLEY is Managing Director of Strategic Support Services for Bozzuto Management Company. He joined Bozzuto in 1997 and has served in leadership roles in property management, information systems, and asset management. Currently, he oversees Bozzuto Management's compliance and audit functions, sustainability department, maintenance and technical services team as well as the company's business intelligence and technical innovation efforts.

Raised in Olney, Maryland and a UMD graduate, Chad has traveled extensively. **What's one thing that AOBA members may not know about you?** My true passion is music. I have a couple cd's and tours under my belt – accomplished before I became a dad and "an adult."

DEBBIE SANTANO is the Director of Property Management for Brandywine Realty Trust, based in McLean, VA. A native Washingtonian, Debbie has over 30 years of experience in the real estate industry and has held positions with premiere local developers, as well as large national third-party commercial real estate firms. She most recently joined Brandywine Realty Trust, where she oversees the commercial property management team in the Washington region, responsible for approximately 5 million square feet and a team of 60 property personnel.

Debbie has been the recipient of a TOBY Award and regularly volunteers for AOBA as a TOBY Judge. In addition, she has held local, regional, and national leadership positions with IREM, and holds a CPM designation. **What's one thing that AOBA members may not know about you?** Once upon a time, I competed as an amateur ballroom dancer in International Latin Ballroom. ■

AOBA is pleased to introduce three new members of our 2017 Board of Directors. Sincere thanks to these busy executives for volunteering their energy, expertise and fresh perspectives to our Association.

KAITLIN BROKAW COSTELLO is a Senior Property Manager for Akridge who oversees several

2017 AOBA Leadership Dives in Deep

At the Annual Meeting held in late January, AOBA's new leadership was officially installed and the distinguished Sidney Glassman Award was presented. With a hectic first quarter, your Association leaders have been diving into a wide range of issues. For a complete list of your Board of Directors, visit aoba-metro.org (click on About).

A few images from the 2017 Annual Meeting are below:



Sean Warfield of Tishman Speyer Properties, who served as AOBA President for 2015-2016, hands over the symbolic gavel to 2017 President Arianna Royster of Borger Management, Inc.



2016 Sidney Glassman Award recipient Shaun Pharr of AOBA (left) presents the 2017 award to Harald Mangold of Scott Management, Inc.



2016 Outstanding Associate Member Award Recipient Carrie Ehart (left), Raine & Son, LLC Plumbing & Heating, receives congratulations from 2015 Award recipient Tracy Seymour, Allied Universal Security.

JOIN THE 2017 RISING LEADERS NETWORK *Continued from page 1 >>*

Here's a quick look at the sessions, with more detail online (see *Events/Upcoming Events*.)

Session #1 – Tuesday, April 11 – 2:30 to 5:30pm (including networking reception)

TOPIC: The Art of Management: What kind of boss do you want to be?

This workshop explores the key concepts, skills, perspectives and behaviors that will help managers create and sustain high performing teams in which employee engagement and productivity can flourish.

Session #2 – Thursday, May 18 – 2:30 to 5:00pm followed by **AOBA's Spring After Hours Reception** at Tony and Joe's in Georgetown which is complimentary for all 2017 Rising Leaders!

TOPIC: Personality Matters: Learn your social styles and what motivates you!

Using the Social Styles personality framework, participants gain heightened awareness of their own distinctive personality type, communication style and preferred ways of working with others. This session helps participants develop skills and strategies to work effectively with all personality types.

Session #3 – Thursday, Sept. 14 – 2:30 to 5:00pm at 900 7th Street, NW, hosted by Akridge, followed by a networking reception at a nearby venue.

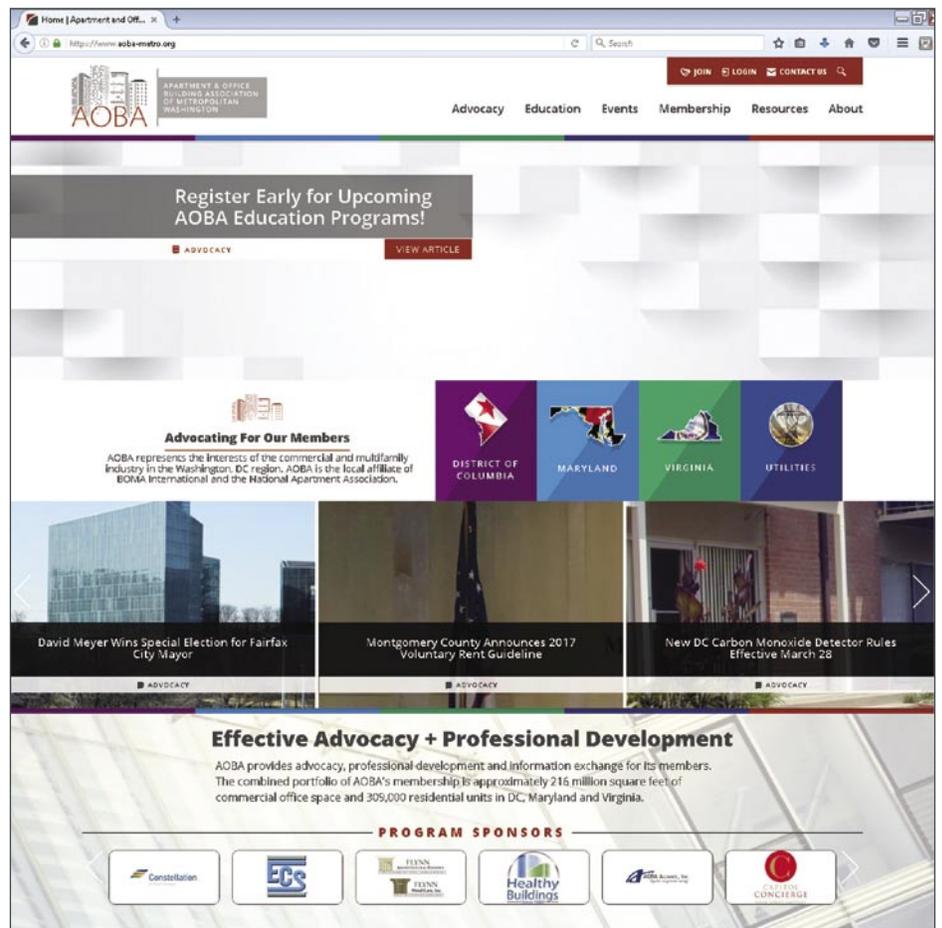
TOPIC: Success Accelerators & Industry Leader Dialog

There are specific behaviors, skills, and attitudes that that can help accelerate career success and ensure positive organizational impact. This final session includes a panel dialog with members of AOBA Board of Directors who will discuss success skills and valuable lessons learned.

Property managers are encouraged to register soon (first-come, first-served). You must be logged into the site to register. Contact Eliot Hubbell ehubbell@aoba-metro.org if questions arise. ■

AOBA'S WEBSITE: SET UP YOUR ACCOUNT AND BOOKMARK IT!

AOBA's website, launched in November of 2016, includes LOTS of added features for members. Just take a moment to set up your account to take full advantage of the site!



Incorporating the latest technology and database techniques, **aoba-metro.org** makes it easy to:

- register for events,
- find critical advocacy resources, AND
- update your member record.

All feedback and comments about the site are welcome. Please email Marie Tibor, mtibor@aoba-metro.org with your thoughts.

If you have any issues logging in, please email Eliot Hubbell at ehubbell@aoba-metro.org

Lessons Learned from Activities Surrounding the Presidential Inauguration

This article was contributed by Tracy Seymour, Allied Universal Security, who serves on AOBA's Emergency Preparedness Committee. It is authored by Deodato Arruda, Regional Vice President – Washington, DC, for Allied Universal Security.

After months of anticipation, organization and preparation, Inauguration Day 2017 once again occurred on its regularly scheduled date. Property management teams across the city spent days getting ready for the onslaught of participants, visitors, dignitaries and crowds that typically descend on our city. This inauguration, in particular, was fraught with anxious anticipation and protests.

For Inauguration Day, like any special situation, it is critical to have regular communication with law enforcement agencies and work with your security department to prepare for various emergencies that may arise.

Here are some tips to consider when preparing for any large-scale event:

- Coordinate with suppliers in advance to prepare for last-minute response to changing circumstances. For example, keep glass contractors on call in case of damage to windows or glass doors. Have your access control company, locksmith and security provider ready to respond and supply additional staffing or equipment on emergency notice.
- Ensure you conduct a practice drill with all property support departments to make sure they are prepared to follow emergency procedures and protocol. Review your plan to notify retailers and tenants.
- If safe to tour outside the property, instruct the on-site team to regularly conduct exterior perimeter patrols and take photos of the property to share with remote team members so they have visuals of the property.
- Keep the communication flowing with your neighbors to stay alerted and your vendors to share events as they unfold. Ensure that your team has alternate communication devices such as radios or landlines as large volumes of mobile devices may block cellular towers.

Keep your emergency action plan active and you'll be ready to face any type of event, large or small, over any duration. View additional information on Demonstrations and Protest Preparedness at: www.aus.com/Security-Services/Resources/Articles/View-Article/ArticleId/1129/Demonstration-and-Protest-Preparedness. ■

Real Estate Hiring Trends Survey Report Reveals Positive Outlook for 2017

According to the newly released **2017 SelectLeaders Hiring Trends Survey Report**, 71 percent of real estate professionals and employers surveyed reported their real estate company's revenue grew in 2016, with 41 percent reporting revenue growth of at least 10 percent over 2015. However, more than half reported their companies did not hire additional workers in 2016, and 22 percent said they had decreased the number of staff in their organizations. This may have been the consequence of companies awaiting the results of the U.S. elections before making personnel decisions.

If the economy continues to improve, as it is projected to do, the need for additional talent may drive compensation even higher in 2017. Fourteen percent of respondents reported a 20 percent increase in compensation, while another 15 percent received an increase of more than 10 percent. Seventy percent expect their compensation to increase in 2017.

Read the **full report** on the **BOMA International Career Center website**. ■



Utility & Energy Market Presentations Available

At a Utility and Energy Market Update held on Feb. 15, AOBA members were briefed on a wide range of topics – including DC water rates, energy markets, and utility updates for electricity and natural gas in DC, Maryland, and Virginia.

The utility presentations from this meeting are available on both the AOBA and AOBA Alliance websites. (At aoba-metro.org, members need to log in, then go to *Advocacy/Utilities* page.)

When preparing utility budgets, AOBA recommends that *members carefully review the content of the Feb. 15th presentations*, especially the proposed distribution increases for Pepco and Washington Gas, surcharge rates, and bill composition charts by rate class included for each utility for each jurisdiction.

Questions about the presentations? Please contact Frann Francis or April Kreller at (202) 296-3390. ■



Face-time with Virginia Legislators: *During an AOBA/VAMA Lobby Day program in Richmond in late January, members and staff met with Senator George Barker (center) regarding companion animal legislation, among other issues.*

MAJOR AOBA EVENTS FOR YOUR CALENDAR

More details at www.aoba-metro.org

NAA Maintenance Mania: Thursday, April 13, Noon to 6:00pm at Martins Crosswinds in Greenbelt, MD. *See insert.*

Clean Up Day at James E. Duckworth School: Friday, May 12 (Rain Date: May 15), Three Shifts: 6:00 to 9:00am; 9:00 to Noon; Noon to 2:00pm, All members are invited to roll up their sleeves at this Prince George's County school for children with disabilities.

Special Olympics Challenge Day at James E. Duckworth School: Friday, May 19, 9:00am – All members are invited to cheer on students as they compete in the annual Special Olympics competition.

TOBY Awards Celebration: Thursday, June 15th, 6:30 to 9:30pm at Fairmont Washington. *See article on page 1.*

2017 NAA Education Conference and Expo: June 21-24 – Georgia World Congress Center in Atlanta, GA. Network with more than 9,00 of your peers, learn from an amazing array of education sessions, and see the newest products on the market. More at www.naahq.org

BOMA 2017 International Conference and Expo: June 24-27 – Music City Center in Nashville, TN. Take advantage of an impressive, diverse schedule of educational sessions, network with your commercial property management peers, and check out the latest industry products and services. More at www.boma.org

AOBA Golf Tournament: Monday, Sept. 11 – Woodmont Country Club in Rockville, MD. *See article on page 1.*

Holiday Party: Thursday, Dec. 7, 6:00 – 9:00 pm at Four Seasons Georgetown. AOBA's not-to-be missed year-end party! ■

MD ADVOCACY *Continued from page 3 >>*

prohibition against discrimination in housing based on source of income. AOBA will again oppose this legislation.

- **WSSC Service Rate Classes** – HB 336 would authorize the WSSC to adopt water and sewer rates that vary by customer class or meter size. Current law requires that service rates be uniform for all types of customers. AOBA will continue to oppose the bill because it is unnecessary and would give WSSC an excessive delegation of authority to impose service rates that vary based on customer type. Ultimately, this authority would be used to impose significantly higher water and sewer rates on business customers – whether or not there are any cost data to support such charges. ■

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