

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DISTRICT OF COLUMBIA REAL ESTATE COMMISSION



**Fiscal Year 2018**  
**Performance Oversight Hearing**

Testimony of  
**Frank Pietranton**  
Chairperson

Before the  
Committee on Housing and Neighborhood Revitalization  
Council of the District of Columbia  
The Honorable Anita Bonds, Chairperson

John A. Wilson Building  
Room 120  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Thursday, February 7, 2019  
10:00 AM

Good morning, Chairperson Bonds, members, and staff of the Committee on Housing and Neighborhood Revitalization. I am Frank Pietranton, Chair of the District of Columbia Real Estate Commission. Thank you for the opportunity to testify on behalf of Mayor Muriel Bowser in today's hearing to discuss the activities and accomplishments of the DC Real Estate Commission in fiscal year 2018 (FY18). I was recently elected chair of the Commission on November 13. I would be remiss if I didn't recognize my predecessor, Josephine Ricks, who lost her courageous battle with pancreatic cancer on October 25, 2018. Jo, as we commonly called her, was an amazing person, Commission Chair and member of this esteemed regulatory body. She served on the Commission for nine years and was currently serving her second term on the Association of Real Estate License Law Officials Board of Directors as District Vice President of District One. We will truly miss Jo's dedication on the Commission and her public service in the District of Columbia.

Commission members include Ulani Gulstone, attorney member; Edward Downs, broker member; Danai Mattison Sky, salesperson member; David Forster, salesperson member; Monique Owens, property manager member and Christine Warnke, consumer member.

During FY18, the Commission held all of its scheduled 11 monthly meetings. Additionally, the Commission was active in the regulation of over



15,000 real estate brokers, real estate salespersons, and property managers. An impressive 1,665 new licensees obtained their respective licenses in FY 18 and are now practicing real estate in the District of Columbia. This impressive trend of new licensees in FY18 continues to be attributable to the sustained interest in serving the needs of a growing populace who want to live in and enjoy the benefits of the District's livable neighborhoods, thriving arts community, and booming economy.

To strengthen regulatory requirements for licensees performing property management activities in the city, the Commission's Property Management Task Force, created in FY17, has now completed a major portion of its charge for increased education and oversight in the area of Property Management. Specifically, the Task Force focused on including those who serve residents living in Common Interest Communities. The recommendations that have been approved by the Commission include:

- The development and revisions to the subject areas of the broker and salesperson pre-licensing education requirements inclusive of the management of common interest communities for approved real estate education providers delivering courses for applicants and real estate licensees;



- The development and revisions to the continuing education requirements for real estate brokers, property managers, and salespersons to include six hours of property management for property managers inclusive of the management of common interest communities, three hours of property management for real estate brokers and salespersons inclusive of the management of common interest communities, and an additional three hours of broker supervision for real estate brokers; and
- The requirement that all applicants applying for a real estate license in the District of Columbia complete three hours of property management inclusive of the management of common interest communities.

The Task Force plans to develop a pre-licensing course outline for property management licensure inclusive of the management of common interest communities for real estate education providers delivering courses for applicants and real estate licensees.

In light of the growing number of new properties in the District organized under Common Interest Community regimes, and the growing complexity of issues facing the Communities, we feel these specific increased educational requirements



will be enormously helpful in protecting the interests of residents, homeowners, and tenants in the District.

### **Educational Programs**

The Commission continues to expand its educational offerings through public-private partnerships with local agencies and private organizations. During FY18, the Commission was again successful in co-sponsoring two historic preservation seminars with the DC Historic Preservation Office, DC Preservation League, and the DC Board of Real Estate Appraisers. Each seminar credited licensees with three hours of continuing education credits. To ensure that well qualified instructors were approved to teach courses on fair housing, a mandated requirement for all applicants and a continuing education requirement for all current licensees, the Commission joined with the Fair Housing Alliance in conducting a Fair Housing Instructor Development Workshop during February of this fiscal year. The workshop was extremely successful with over fifty attendees who completed the coursework and are now certified and approved to teach fair housing courses to applicants and licensees in the District of Columbia. The Commission also partnered with the DC Office of the Tenant Advocate to present three hours of continuing education credit for licensees at the annual Tenant Summit, where matters of concern to the District's tenant community were discussed.



Additionally, the Commission held six successful seminars for its licensees on core courses required of each licensee during the two-year licensing cycle ending on February 28 and August 31, 2019, respectively, for brokers, property managers and salespersons. The core courses during this licensing cycle were Fair Housing, DC Legislative Update, and Ethics.

### **Compliance with the Occupations and Professions Licensure Act of 1998**

The Commission continues to enforce the Occupations and Professions Licensure Act of 1998 by receiving and reviewing complaints from the public. The Commission values transparency and publishes newsletters that the public and licensees can view online. The newsletters include disciplinary actions taken by the Commission and articles for educational purposes and regulatory requirements.

### **Conclusion**

The Commission will continue to dutifully carry out its responsibility of protecting the public interest by upholding the letter and spirit of the licensure law. These duties include taking disciplinary action against licensees who commit wrongful acts, ensuring that applicants for licensure are properly qualified, administering continuing education programs for licensees, and overseeing the Real Estate Guaranty and Education Fund.

Thank you for your leadership and support. The Commission appreciates the opportunity to share its accomplishments and plans for continuous improvement



and looks forward to continuing to work with Mayor Bowser and the Committee.  
This concludes my testimony. The Commission's staff and I are happy to address  
your questions at this time.

