

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of the Attorney General**

**ATTORNEY GENERAL**  
**KARL A. RACINE**



August 22, 2018

**Via First Class Mail**

**RE: REQUEST FOR INFORMATION CONCERNING SHORT-TERM  
RENTALS IN RESIDENTIAL APARTMENT BUILDINGS**

Dear [NAME]:

The Office of the Attorney General (“OAG”) seeks information about your apparent business practice of renting units for short-term housing within residential apartment buildings you own or manage. This information is necessary to allow OAG to review whether your current business practices violate the District’s Consumer Protection Procedures Act (the “CPPA”), D.C. Code §§ 28-3901, *et seq.*, or other District laws.

OAG is aware of increasing incidents in the District of Columbia of units at apartment buildings being rented out as hotel-type short-term rentals. This practice is particularly troubling when long-term residents within those buildings are not adequately informed of the short-term rentals, or this business practice occurs in buildings subject to the rent stabilization provisions of the District’s Rental Housing Act of 1985. For instance, under the CPPA, which OAG enforces, it is unlawful for a business to sell a consumer a good or service in a manner that is capable of misleading the consumer. The practice of permitting short-term rentals within apartment buildings without adequate disclosures to long-term residents is misleading, and when it violates the CPPA and other District laws, my Office has brought enforcement actions. *E.g. District of Columbia v. Ginosi USA Corporation, et al.*, 2017 CA 2823 B (D.C. Superior Court).

Recent reports have also demonstrated that short-term housing can significantly affect the living experience of residential tenants, and the practice may raise serious safety and security concerns. Consumers also tell OAG that they will no longer rent in buildings with short-term rentals, and that if they had known about the short-term rentals at their apartment buildings, they would have rented an apartment somewhere else.

We are contacting you as the owner/manager of the following apartment buildings because it appears possible to rent a unit at your properties for as little as one night via the websites [bridgestreet.com](http://bridgestreet.com), [stayalfred.com](http://stayalfred.com), and [globalluxurysuites.com](http://globalluxurysuites.com).

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- [BUILDING NAME AND ADDRESS]

We are writing to raise our concerns with you and request your voluntary production of information about your business practices in this regard. Please provide OAG's Office of Consumer Protection the following information by September 5, 2018: (i) a description of the circumstances in which you currently permit, either directly or through an agreement with another business, the rental of units in apartment buildings you own or manage for any period of less than 90 days, (ii) a list of the number of units available for such short-term rentals, (iii) copies of any contracts with business partners engaged with you in this practice; and (iv) copies of all notices and/or disclosures that you provide to long-term residents regarding short-term housing available in apartment buildings you own or manage. This information should be provided electronically to Benjamin M. Wiseman, Director, Office of Consumer Protection, at [EMAIL].

Thank you for your attention to this matter.

Sincerely,

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KARL A. RACINE  
Attorney General for the District of Columbia