



January 15, 2026

Chairperson Robert C. White, Jr.
Committee on Housing
1350 Pennsylvania Avenue NW, Suite 107
Washington, DC 20004

Dear Chairperson White,

GCAAR and our 11,000 members are the leading, fact based, and collaborative voice for real estate professionals, small housing providers, homeowners, and renters who live and work in the District of Columbia and Montgomery County, Maryland.

Our written testimony centers around our support for B26-0544 - Pets in Housing Amendment Act of 2025. As you may recall, GCAAR was opposed to the Pets in Housing Act Amendment Act of 2024, as we felt that the caps on pet rent and pet security deposits will lead to significant challenges for housing providers when it comes to covering the costs of pet related damages, and could lead to fewer providers agreeing to allow pets in their properties at all.

However, we do remember that the original bill also led to concerns about insurance penalties housing providers could face when allowing various breeds of dogs to live in their units, even though they are complying with the new law. B26-0554, addresses our concerns surrounding insurance requirements and goes a long way in protecting the District's law abiding housing providers. Rightsizing insurance requirements surrounding dog breeds so that they are not competing with the law is a common sense approach, and we would urge the committee to support this bill.

We appreciate the opportunity to share our association's perspective, and we are eager to answer any questions the committee may have.

GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

Sincerely,

Ed Krauze
Chief Executive Officer, GCAAR

Russell Brazil
President of the GCAAR Board of Directors