



ADVISORY NEIGHBORHOOD COMMISSION 1E
GOVERNMENT OF THE DISTRICT OF COLUMBIA

2605 SHERMAN AVE NW
WASHINGTON, DC 20001
ANC1E.ORG
1E@ANC.DC.GOV

BRAD HOWARD, SECRETARY
1E01@ANC.DC.GOV

AUDRA GRANT, VICE CHAIR
1E02@ANC.DC.GOV

PHILIPPA HAWKER, TREASURER
1E03@ANC.DC.GOV

RASHIDA BROWN
1E04@ANC.DC.GOV

PHILIP NEWLAND
1E05@ANC.DC.GOV

JOSH JACOBSON, CHAIR
1E06@ANC.DC.GOV

BRIAN FOOTER
1E07@ANC.DC.GOV

#1E-2026-0302: RESOLUTION REQUESTING DOCUMENTATION AND OVERSIGHT REGARDING CONDOMINIUM WARRANTY SECURITY COMPLIANCE AT 3619 GEORGIA AVENUE NW

WHEREAS, The District of Columbia Condominium Act requires a declarant to provide structural defect warranty security prior to the conveyance of residential units; and

WHEREAS, 3619 Georgia Avenue NW (The Exchange Unit Owners Association) was registered as a condominium with the District of Columbia Department of Housing and Community Development (DHCD) in 2020; and

WHEREAS, a Certificate of Final Occupancy was issued for the property on or about October 21, 2021; and

WHEREAS, the first residential unit sale was recorded on or about December 16, 2021; and

WHEREAS, representatives of the Unit Owners Association have provided documentation indicating that, as of December 2023, DHCD had no structural defect warranty security on file for the condominium, as IFG Group, the developer of 3619 Georgia Avenue NW, failed to post the required bond prior to the conveyance of residential units; and

WHEREAS, the Unit Owners Association has already expended approximately \$50,000 investigating and mitigating structural defects in the absence of the required warranty security; and

NOW, THEREFORE, BE IT RESOLVED, that ANC 1E formally requests that DHCD provide written certification as to whether structural defect warranty security was ever posted for 3619 Georgia Avenue NW and, if not, confirm that no such security is on file; and

RESOLVED, that ANC 1E requests that DHCD provide the complete condominium registration file for 3619 Georgia Avenue NW, including all submissions, approvals, correspondence, and documentation relating to warranty security; and

RESOLVED, that ANC 1E requests that DHCD provide a written explanation of its verification procedures in effect in 2020–2021 for confirming compliance with warranty security requirements prior to unit conveyance; and

RESOLVED, that ANC 1E requests that DHCD confirm whether this matter has been referred to the Office of the Attorney General and, if so, the date of referral; and

RESOLVED, that ANC 1E requests that the Department of Buildings provide the complete permit file and Certificate of Final Occupancy issuance record for 3619 Georgia Avenue NW; and

RESOLVED, that ANC 1E requests written clarification from the Department of Buildings as to whether verification of condominium warranty security is part of its Certificate of Occupancy issuance process; and

RESOLVED, that ANC 1E requests that the Office of the Attorney General proactively open an investigation into IFG Group's failure to post structural defect warranty security as required by the DC Condominium Act, and confirm whether any prior referral or investigation exists related to this or other IFG Group properties; and

RESOLVED, that ANC 1E transmits this resolution to DHCD, the Department of Buildings, the Office of the Attorney General, the Office of Inspector General, Councilmember Brianne Nadeau, and the relevant Council oversight committees, and requests written responses within thirty (30) days in order to enable the Unit Owners Association to pursue ongoing warranty and legal remedies in a timely manner.

###

Certification:

After providing sufficient notice for and with a quorum of 4 present at its March 25, 2026, meeting, Advisory Neighborhood Commission 1E voted, with 4 Yeas, 0 Nays, and 0 Abstentions, to adopt the above resolution.

Brad Howard

Josh Jacobson
Chairperson, ANC 1E

Brad Howard
Secretary, ANC 1E