



# MOLD

FOR TENANTS, LANDLORDS,  
PROPERTY OWNERS &  
PROPERTY MANAGERS



GOVERNMENT OF THE DISTRICT OF COLUMBIA



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR

# TENANTS

**You must notify your landlord or home owner in writing about mold issues.**

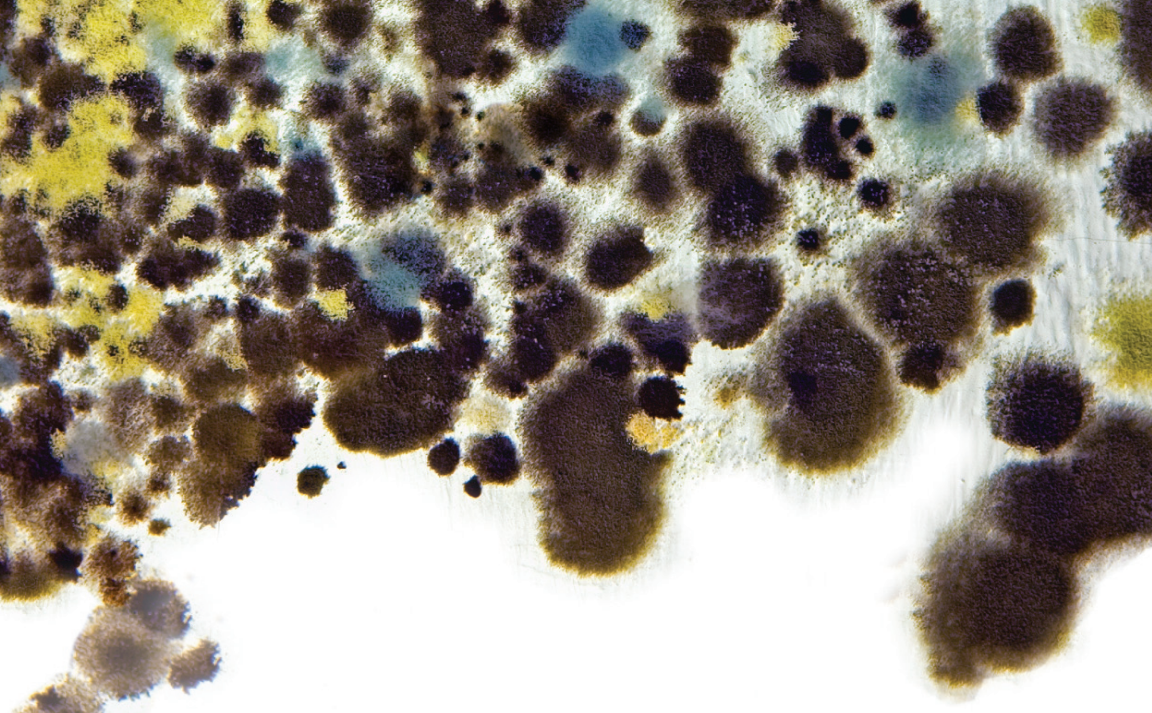
- Your landlord must inspect your dwelling unit or common area within seven days of receipt of a tenant's written or electronic notice that mold is present.
- Your landlord must remediate the mold within 30 days after their inspection.
- Your landlord must hire a District licensed mold professional to assess and remediate mold in area(s) larger than 10 square feet. Unlicensed individuals can remove mold in areas less than ten square feet following the Department of Energy and Environment (DOEE) Mold Guidance document.
- Visit [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold) to find DOEE's list of mold professionals and Guidance document.

# LANDLORDS, PROPERTY OWNERS & PROPERTY MANAGERS

**If there is mold in any of your residential properties, here's what you need to know:**

- DOEE has regulations that address mold in residential dwellings.
- Landlords have seven days to respond to a tenant's written or electronic notice that identifies mold in the dwelling unit or common area(s), and 30 days from the time of inspection to properly remediate.
- If mold contamination is greater than ten square feet, a licensed District mold assessor or remediator is required to do the work.
- DOEE maintains a list of licensed mold assessors and remediators at [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold).
- If the mold is not properly or timely remediated, your tenant has the right to file suit against you in The Housing Conditions Court.

**DOEE does not conduct mold inspections.**



# MOLD

FOR HOMEOWNERS &  
MOLD PROFESSIONALS

# MOLD PROFESSIONALS

## Did you know?

- You **MUST** have a current Department of Energy & Environment (DOEE) professional license to provide mold assessment and/or remediation services in the District. For more info visit [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold)
- DOEE maintains a list of licensed mold assessors and remediators at [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold)
- Owners of tenant-occupied buildings are required to hire a District licensed mold professional when mold contamination is greater than ten (10) square feet.
- All District licensees must notify DOEE when performing mold abatement greater than ten square feet.
- If indoor mold growth or water-damaged materials less than 10 square feet are visually identified, solutions shall be conducted in accordance with the guidance document published by DOEE at [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold)

## HOME OWNERS

### What you should know about mold:

- If your home smells musty or if those living in the home are experiencing respiratory health problems, you may have mold. Removing materials harboring hidden mold can lead to a massive release of spores, which can be very hazardous to health.
- DC law requires DOEE-licensed mold assessors and remediators to perform work in certain situations. Consultation with a DOEE-licensed mold professional may be helpful for assessment or remediation.
- DOEE maintains a list of licensed mold professionals at [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold).
- Find the DOEE Guidance document about cleaning small areas of mold less than ten (10) square feet at [doee.dc.gov/service/mold](https://doee.dc.gov/service/mold).
- To help prevent mold:
  - o Keep humidity levels no higher than 50%.
  - o Make sure air flows freely in your home. Use exhaust fans that vent air to the outside.
  - o Fix leaks quickly.
  - o Clean bathrooms and kitchens with products designed to eliminate mold.

**DOEE does not conduct mold inspections.**