

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Rental Housing Conversion and Sale Act of 1980 to require an owner to provide by certified mail a written copy of an offer of sale to both tenants and the Mayor on the same day, and to commence the time period tenants have to file a statement of interest in purchasing the housing accommodation on the day when tenants or the Mayor receive notice, whichever is later.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Tenant Opportunity to Purchase Notification Amendment Act of 2008”.

Sec. 2. The Rental Housing Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official Code § 42-3401.01 *et seq.*), is amended as follows:

(a) The lead-in language to section 403 (D.C. Official Code § 42-3404.03) is amended to read as follows:

“The owner shall provide each tenant a written copy of the offer of sale by certified mail and post a copy of the offer of sale in a conspicuous place in common areas of the housing accommodation if it consists of more than one unit. The owner shall provide the Mayor with a written copy of the offer of sale by certified mail or by filing it with the Conversion and Sale Administrator within the Department of Housing and Community Development. The owner shall certify to the Mayor that the Mayor and each tenant were provided copies of the offer of sale on the same day. An offer includes, at a minimum:”.

(b) The first sentence of section 409(1) (D.C. Official Code § 42-3404.09(1)) is amended to read as follows:

“Upon receipt of a written offer of sale from the owner that includes a description of the tenant’s rights and obligations under this section, or upon the Mayor’s receipt of a copy of the written offer of sale, whichever is later, the tenant shall have 30 days to provide the owner and the Mayor with a written statement of interest.”.

(c) The second sentence of section 410(1) (D.C. Official Code § 42-3404.10(1)) is amended to read as follows:

“Upon receipt of a written offer of sale from the owner that includes a description of the tenant’s rights and obligations under this section, or upon the Mayor’s receipt of a copy of the

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written offer of sale, whichever is later, a group of tenants acting jointly shall have 15 days to provide the owner and the Mayor with a written statement of interest.”.

(d) Section 411(1) (D.C. Official Code § 42-3404.11(1)) is amended as follows:

(1) The first sentence is amended by striking the phrase “within 45 days of receipt of a valid offer” and inserting the phrase “within 45 days of receipt of a valid offer or the Mayor’s receipt of a copy of a valid offer, whichever is later” in its place.

(2) The second sentence is amended by striking the phrase “within 30 days of receipt of a valid offer” and inserting the phrase “within 30 days of receipt of a valid offer or the Mayor’s receipt of a valid offer, whichever is later” in its place.

Sec.3. Fiscal impact statement.

The Council adopts the July 1, 2008 fiscal impact statement of the Chief Financial Officer as the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

Sec. 4. Effective date.

This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of Congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

Chairman
Council of the District of Columbia

Mayor
District of Columbia