

COUNCIL OF THE DISTRICT OF COLUMBIA


NOTICE

D.C. LAW 7-154

"Rental Housing Conversion and Sale Act of 1980 Extension Amendment Act of 1988".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 7-462 on first and second readings, June 28, 1988, and July 12, 1988, respectively. Following the signature of the Mayor on July 15, 1988, this legislation was assigned Act No. 7-209, published in the July 29, 1988, edition of the D.C. Register, (Vol. 35 page 5715) and transmitted to Congress on July 25, 1988 for a 30-day review, in accordance with Section 602(c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 7-154, effective September 29, 1988.

  
DAVID A. CLARKE  
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

July 25,26,27,28,29

August 1,2,3,4,5,8,9,10,11

September 7,8,9,12,13,14,15,16,19,20,21,22,23,26,27,28

EFFECTIVE DATE SEP 29 1988

AN ACT

Codification,  
District of Columbia Code  
(1989 Supplement)

D.C. ACT 7 - 209

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

EFFECTIVE DATE JUL 15 1988

To amend the Rental Housing Conversion and Sale Act of 1980 to extend its applicability and to require a tenant to provide the owner of a single-family accommodation with a written statement of interest within 30 days of receiving a written offer of sale from the owner.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Rental Housing Conversion and Sale Act of 1980 Extension Amendment Act of 1988".

Sec. 2. The Rental Housing Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Code, sec. 45-1601 et seq.), is amended as follows:

(a) Section 101 (D.C. Code, sec. 45-1601) is amended by adding a new subsection (m) to read as follows:

Section 45-160

"(m) In enacting the Rental Housing Conversion and Sale Act of 1980 Extension Amendment Act of 1988, the Council of the District of Columbia finds that:

"(1) A housing crisis continues in the District of Columbia that has not substantially improved since passage of the Rental Housing Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Code, sec. 45-1601 et seq.) ("Act").

"(2) The Act, as amended by the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10), the Rental Housing Conversion and Sale Act of 1980 Amendments and Extension Act of 1983, effective November 5, 1983 (D.C. Law 5-38), the Rental Conversion and Sale Act Amendment Act of 1982, effective March 10, 1983 (D.C. Law 4-196), the Rental Housing Act of 1980, effective March 4, 1981 (D.C. Law 3-131), and the Rental Housing Act of 1977 Extension Act of 1980, effective September 26, 1980 (D.C. Law 3-106), has generally been successful in meeting its stated purposes.

"(3) The Act should be extended until June 1, 1993.

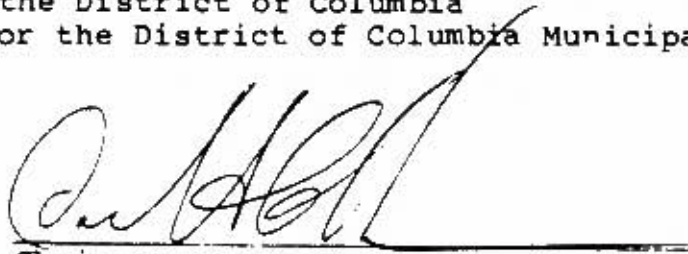
"(4) This extension is required to preserve the public peace, health, safety, and general welfare."

- (b) Section 210 (D.C. Code, sec. 45-1618) is amended as follows: Section 45-1618
- (1) By striking the phrase "for eight (8) years following its enactment" and inserting the phrase "until June 1, 1993" in its place;
- (2) By striking the phrase "January 1, 1983" and inserting the phrase "January 1, 1988" in its place.
- (c) Section 307(d) (D.C. Code, sec. 45-1626(d)) is amended by striking the phrase "eleventh fiscal year" and inserting the phrase "16th fiscal year" in its place. Section 45-1626
- (d) Section 309 (D.C. Code, sec. 45-1628) is amended by striking the phrase "for eight (8) years following its enactment" and inserting the phrase "until June 1, 1993" in its place. Section 45-1628
- (e) Section 405(a) (D.C. Code, sec. 45-1634(a)) is amended by striking the phrase "409(c)" wherever it appears and inserting the phrase "409(4)" in its place. Section 45-1634
- (f) Section 408 (D.C. Code, sec. 45-1637) is amended by striking the phrase "409(a)" wherever it appears and inserting the phrase "409(2)" in its place. Section 45-1637
- (g) Section 409 (D.C. Code, sec. 45-1638) is amended as follows: Section 45-1638
- (1) By redesignating subsections (a) through (c) as paragraphs (2) through (4);
- (2) By adding a new paragraph (1) to read as follows:
- "(1) Written statement of interest. 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, the tenant shall have 30 days to provide the owner and the Mayor with a written statement of interest. The statement of interest shall be a clear expression of interest on the part of the tenant to exercise the right to purchase as specified in this title."; and
- (3) By amending the first sentence of redesignated paragraph (2) to read as follows:
- "If a tenant has provided a written statement of interest in accordance with paragraph (1) of this section, the owner shall afford the tenant a reasonable period to negotiate a contract of sale, and shall not require less than 60 days, not including the 30 days provided by paragraph (1) of this section."
- (h) Section 410(a) (D.C. Code, sec. 45-1639(1)) is amended by adding the phrase "that includes a description of the tenant's rights and obligations under this section" after the phrase "written offer of sale from the owner". Section 45-1639
- (i) Section 412 (D.C. Code, sec. 45-1641) is amended as follows: Section 45-1641

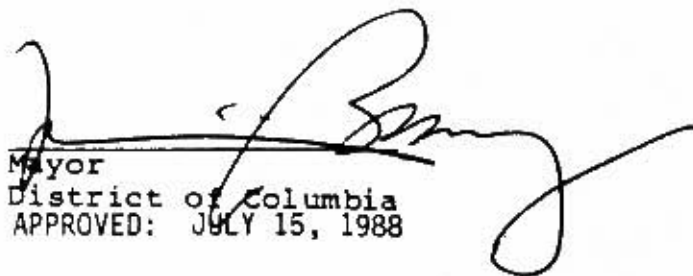
(1) By striking the phrase "for eight (8) years following its enactment" and inserting the phrase "until June 1, 1993" in its place; and

(2) By striking the phrase "409(b) and (c)" and inserting the phrase "409(3) and (4)" in its place.

Sec. 3. This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia Statutes-at-Large, or the District of Columbia Municipal Regulations.



Chairman  
Council of the District of Columbia



Mayor  
District of Columbia  
APPROVED: JULY 15, 1988



**COUNCIL OF THE DISTRICT OF COLUMBIA**  
Council Period Seven

**RECORD OF OFFICIAL COUNCIL VOTE**

DOCKET NO: B7-462

Item on Consent Calendar

ACTION & DATE: Adopted First Reading, 6-28-88

VOICE VOTE: Approved

Recorded vote on request

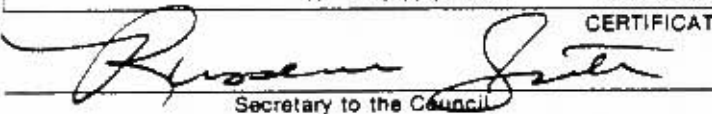
Absent: all present

ROLL CALL VOTE: — RESULT \_\_\_\_\_

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					NATHANSON					THOMAS SR.				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SCHWARTZ									
MASON					SMITH, JR.									

X — Indicates Vote      A.B. — Absent      N.V. — Present, not voting

**CERTIFICATION RECORD**

  
Secretary to the Council

7-15-88  
Date

Item on Consent Calendar

ACTION & DATE: Adopted Final Reading, 7-12-88

VOICE VOTE: Approved

Recorded vote on request

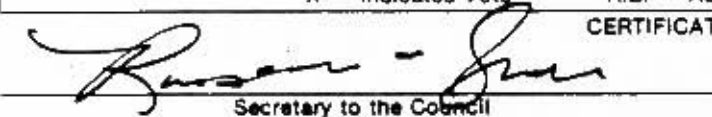
Absent: Thomas and Winter

ROLL CALL VOTE: — RESULT \_\_\_\_\_

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					NATHANSON					THOMAS, SR.				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SCHWARTZ									
MASON					SMITH, JR.									

X — Indicates Vote      A.B. — Absent      N.V. — Present, not voting

**CERTIFICATION RECORD**

  
Secretary to the Council

7-15-88  
Date

Item on Consent Calendar

ACTION & DATE: \_\_\_\_\_

VOICE VOTE: \_\_\_\_\_

Recorded vote on request

Absent: \_\_\_\_\_

ROLL CALL VOTE: — RESULT \_\_\_\_\_

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					NATHANSON					THOMAS, SR.				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SCHWARTZ									
MASON					SMITH, JR.									

X — Indicates Vote      A.B. — Absent      N.V. — Present, not voting

**CERTIFICATION RECORD**

\_\_\_\_\_  
Secretary to the Council

\_\_\_\_\_  
Date