

COUNCIL OF THE DISTRICT OF COLUMBIA


NOTICE

D. C. LAW 3-53

"Condominium and Cooperative Conversion Stabilization
Act of 1979"

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. 3-208, on first and second readings, November 20, 1979 and December 4, 1979 respectively. Following the signature of the Mayor on December 21, 1979, this legislation was assigned Act No. 3-143, published in the January 4, 1980, edition of the D.C. Register, (Vol. 27 page 37) and transmitted to Congress on January 8, 1980 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 3-53 effective February 23, 1980.


ARRINGTON DIXON
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

- | | |
|----------|--|
| January | 8, 9, 10, 11, 14, 15, 16, 17, 22, 23, 24, 25, 28, 29
30, 31 |
| February | 1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 19, 20, 21, 22 |

D.C. LAW 3-53

EFFECTIVE
DATE FEB 23 1980

15
Enrolled Original

AN ACT

D.C. ACT 3-143

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

DEC 21 1979

To enact a measure to stabilize the conversion of rental housing to condominium and cooperative housing in the District of Columbia.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the "Condominium and Cooperative Conversion Stabilization Act of 1979".

Sec. 2. (a) The Mayor shall not declare any housing accommodation, as defined in section 102(f) of the Rental Housing Act of 1977, effective March 16, 1978 (D.C. Law 2-54; D.C. Code, sec. 45-1681(f)); eligible to convert to a condominium pursuant to section 501(c)(1)(A) of the Condominium Act of 1976, effective March 29, 1977 (D.C. Law 1-89; D.C. Code, sec. 5-1291(b)(1)(A)).

(b) The Mayor shall not issue any notice of filing of an application for registration of a condominium pursuant to section 405(a) of the Condominium Act of 1976, effective March 29, 1977 (D.C. Law 1-89; D.C. Code, sec. 5-1266(a)) if that housing accommodation was declared eligible to convert

pursuant to section 501(b)(1)(A) of the Condominium Act of 1976, effective March 29, 1977 (D.C. Law 1-89; D.C. Code, sec. 5-1281(b)(1)(A)): EXCEPT, as provided for in section 4 of this act.

Sec. 3. (a) The Mayor shall not grant any housing accommodation, as defined in section 102(f) of the Rental Housing Act of 1977, effective March 16, 1978 (D.C. Law 2-54; D.C. Code, sec. 45-1681(f)), an exemption to convert to a cooperative pursuant to section 4(a)(3) of the Cooperative Regulation Act of 1979, effective September 28, 1979 (D.C. Law 3-19).

(b) The Recorder of Deeds shall not file any Articles of Incorporation pursuant to section 6 of the District of Columbia Cooperative Association Act, approved June 19, 1940 (54 Stat. 482; D.C. Code, sec. 29-805) for a housing accommodation exempted pursuant to section 4(a)(3) of the Cooperative Regulation Act of 1979, effective September 28, 1979 (D.C. Law 3-19): EXCEPT, as provided in section 4 of this act.

Sec. 4. (a) The Mayor is authorized to exempt from the provisions of sections 2(b) and 3(b) of this act:

(1) any housing accommodation that was purchased on or before May 22, 1979, in contemplation of the

conversion, by the purchaser, to condominium or cooperative status; or

(2) any housing accommodation for which a proper notice of intent to convert to a condominium or cooperative status was served on tenants before May 22, 1979; or

(3) any housing accommodation where the conversion was agreed to by the tenants' organization acting on behalf of the tenants pursuant to section 502(b) of the Rental Housing Act of 1977, effective March 16, 1978 (D.C. Law 2-54; D.C. Code, sec. 45-1699.9(n)), as amended by the Multi-Family Rental Housing Purchase Act of 1979, effective September 28, 1979 (D.C. Law 3-13); or

(4) any housing accommodation with respect to which there was a substantial financial investment on or before May 22, 1979, in its conversion.

(b) Prior to granting any such exemptions, the Mayor shall issue rules and regulations prescribing standards for ascertaining compliance with the exemptions as set forth in section 4(a) of this act.

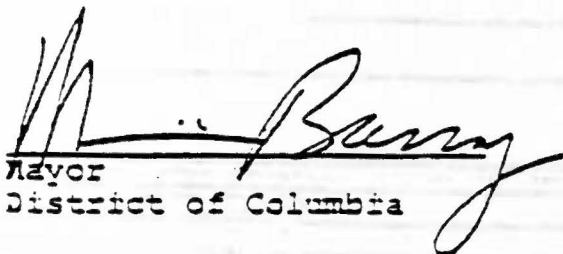
(c) It is the intent of the Council of the District of Columbia in adopting this section that declaration of a housing accommodation as eligible for condominium conversion or exemption for cooperative conversion, standing alone, does not constitute a substantial financial investment.

(d) It is also the intent of the Council of the District of Columbia that more than the filing of an application for registration for a condominium or delivery of Articles of Incorporation for a cooperative conversion be considered in determining the existence of a substantial financial investment.

Sec. 6. This act shall take effect after a thirty (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. 1-147(c)(1), and shall remain in effect for one hundred eighty (180) days.



Chairman
Council of the District of Columbia



Mayor
District of Columbia

APPROVED: December 21, 1979

