

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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District of
Columbia
Official Code*

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To amend, on a temporary basis, the Rental Housing Conversion and Sale Act of 1980 to modify the vacancy exception to payment of a condo conversion fee.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Vacancy Exemption Repeal Clarification Temporary 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 § 42-3402.01 *et seq.*), is amended as follows:

(a) Section 204(b) (D.C. Official Code § 42-3402.04(b)) is amended as follows:

Note,
§ 42-3402.04

(1) Paragraph (3) is amended by striking the phrase “; or” at the end of the paragraph and inserting a semicolon in its place.

(2) Paragraph (4) is amended by striking the period at the end of the paragraph and inserting the phrase “; or” in its place.

(3) A new paragraph (5) is added to read as follows:

“(5)(A) Is part of a building in which there are 4 condominium or cooperative units or less, which was fully vacant and registered as such with the District government on or before July 1, 2008, and for which the imposition of a conversion fee will be a hardship.

“(B) For the purposes of this paragraph, the term “hardship” means a reduction in the profitability of sale of a condominium or cooperative unit.”.

(b) Section 210 (D.C. Official Code § 42-3402.10) is amended by striking the sentence “The provisions of this title shall not apply to the conversion of housing accommodations into condominium or cooperative status which are fully vacant as of the date of application to the Mayor for a vacancy exemption.” and inserting the sentence “The provisions of this title shall not apply to the conversion of housing accommodations into condominium or cooperative status in which there are 4 condominium or cooperative units or less, which were fully vacant and registered as such with the District government on or before July 1, 2008, and for which the imposition of a conversion fee will be a hardship, as defined in section 204(b)(5)(B).” in its place.

Note,
§ 42-3402.10

Sec. 3. Applicability.

Applications filed on or before March 31, 2008 shall be considered under the law in effect on that date. Applications filed on or after July 15, 2008 shall be considered under the provisions of this act.

Sec. 4. Fiscal impact statement.

The Council adopts the fiscal impact statement of the Budget Director 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. 5. Effective date.

(a) 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.

(b) This act shall expire after 225 days of its having taken effect.

Chairman
Council of the District of Columbia

Mayor
District of Columbia