

COUNCIL OF THE DISTRICT OF COLUMBIA


NOTICE

D. C. LAW 3-18

"Multi-family Rental Housing Purchase 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. 3-17, on first and second readings, May 22, 1979 and June 5, 1979 respectively. Following the signature of the Mayor on July 12, 1979, this legislation was assigned Act No. 3-62, published in the July 27, 1979, edition of the D.C. Register, (Vol. 26 page 358) and transmitted to Congress on July 18, 1979 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 the following legislation as D.C. Law 3-18, effective September 28, 1979.


ARRINGTON DIXON
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

July	18, 19, 20, 23, 24, 25, 26, 27, 30, 31,
August	1, 2, 3
September	5, 6, 7, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 24, 25, 26, 27

D.C. LAW 3-18
EFFECTIVE DATE SEP 28 1979

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AN ACT

D.C. ACT 3-62

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JUL 12 1979

To ensure the rights of tenants in multi-family rental buildings to purchase their buildings.

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

That this act may be cited as the "Multi-family Rental Housing Purchase Act of 1979".

Sec. 2. Section 602 of the Rental Housing Act of 1977, effective March 16, 1978 (D.C. Law 2-54), is amended by deleting subsection (b) in its entirety and inserting in lieu thereof a new subsection (b) to read as follows:

"(b) in the case of a housing accommodation comprised of more than four (4) rental units, given the organization of tenants with the legal capacity to hold real estate an opportunity to purchase the housing accommodation at a price which represents a bona fide offer of sale. The landlord shall give to the tenants a written notice of intent to sell. The notice shall include, but not be limited to, the asking price for the

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housing accommodation and a statement of the tenants' right to purchase the housing accommodation under section 502(b) of this act, provided the tenants have formed an organization with the legal capacity to hold real estate. If at the time of receipt of the notice no eligible organization of tenants exists, the tenants shall be afforded at least thirty (30) days therefrom in which to form an organization of tenants with the legal capacity to hold real estate. An eligible organization of tenants shall be given a bona fide written offer to sell and at least ninety (90) days in which to contract with the landlord for the purchase of the housing accommodation at a mutually agreeable price and under mutually agreeable terms. The ninety (90) day contracting period shall begin upon receipt by the eligible organization of tenants of the landlord's bona fide offer to sell. If no eligible organization of tenants exists, the contracting period shall begin, if at all, after expiration of the thirty (30) day period afforded tenants to organize and immediately upon the newly formed tenant organization's receipt of the landlord's bona fide offer to sell.

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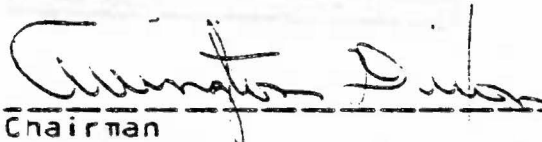
Sec. 3. Section 501 of the Condominium Act of 1976, effective March 29, 1977 (D.C. Law 1-89), is amended by inserting a new subsection (c) to read as follows:

"(c) At the time an application is made to the Mayor for a determination of eligibility to convert a housing accommodation or rental unit to a condominium in the District of Columbia, the applicant must certify to the Mayor that he has given written notice to the tenants of the affected housing accommodation or rental unit of the filing of the application. The notice shall include the provisions of section 501 of this act pursuant to which the application is filed.

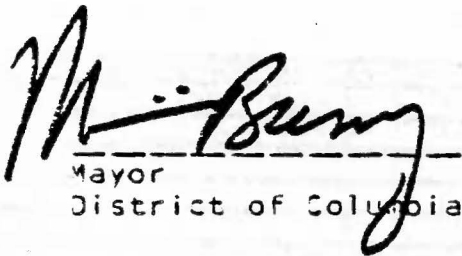
"After filing of an application for determination of eligibility to convert a rental unit or housing accommodation to a condominium, the Mayor shall afford affected tenants an opportunity to be heard in a manner pursuant to regulations promulgated by the Mayor."

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Sec. 4. This act shall take effect as provided for acts of the Council of the District of Columbia in section 502(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act.



Chairman
Council of the District of Columbia



Mayor
District of Columbia

APPROVED: July 12, 1979

COUNCIL OF THE DISTRICT OF COLUMBIA

RECORD OF OFFICIAL COUNCIL ACTION

DOCKET NO: Bill 3-17

ACTION: To Adopt (5-22-79) First Reading

☒ VOICE VOTE: Unanimous

Absent: All Present

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

X-Indicates Vote A-Abstention N.Y.-Not Voting

CERTIFICATION OF RECORD

Victor H. Robinson
Secretary to the Council

ACTION: To Adopt (6-5-79) Final Reading

☒ VOICE VOTE: Unanimous

Absent: Wilson, Kane, Dixon and Spaulding

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

X-Indicates Vote A-Abstention N.Y.-Not Voting

CERTIFICATION OF RECORD

Victor H. Robinson
Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.	COUNCIL MEMBER	AYE	NAY	N.Y.	A.A.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

X-Indicates Vote A-Abstention N.Y.-Not Voting

CERTIFICATION OF RECORD

Secretary to the Council