Tenant Opportunity to Purchase Act

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In this episode of The DC Rental Act in Three Minutes, Offit Kurman attorneys Brian Dorwin and Gwen Roy Harrison break down how the Rental Act reshapes the Tenant Opportunity to Purchase Act (TOPA) for DC multifamily properties.

They explain how TOPA once applied almost universally—often delaying closings and forcing landlords and developers into costly negotiations with tenant associations. The Rental Act changes that by introducing key exemptions that streamline transactions and reduce uncertainty.

New construction properties (with a certificate of occupancy issued within the last 15 years), LIHTC properties, certain ownership transfers, and small landlords with two to four units may now be exempt from TOPA. The episode also highlights new notice requirements for current and incoming tenants—and why compliance still matters, even with statutory safeguards in place.

The takeaway: these reforms are expected to unlock stalled deals and bring greater efficiency to DC's multifamily market.