

The DC Rental Act in Three Minutes: A New Series

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In this kickoff episode of The DC Rental Act in Three Minutes, Offit Kurman attorneys Brian Dorwin, Gwen Roy Harrison, and Rob Donahue introduce the sweeping legislative changes that took effect in Washington, DC on January 1, 2026. The DC Rental Act—passed just one day earlier—marks one of the most significant shifts in landlord tenant law the District has seen in years.

The team explains why this reform was long overdue. In 2024 and 2025, DC became an outlier in delinquencies and strained landlord tenant relationships. Affordable housing projects were destabilized, and many multifamily owners faced foreclosure or default. The Rental Act is the City Council's attempt to correct course and bring greater balance and predictability to the system.

Over the coming weeks, Brian, Gwen, and Rob will break down the Act's most impactful components, including changes to court procedures, protective orders, TOPA, public safety evictions, and the new 10 and 30 day notice requirements. Because the law took effect so quickly, DC Superior Court is already interpreting it in real time—meaning early rulings are emerging, but many questions remain open.

This series will help property owners, managers, and industry professionals understand how the Rental Act is being applied today and what to expect as litigation and guidance continue to develop throughout 2026.