

Victory for DC Housing!

On October 21st, the Council of the District of Columbia finished its work the RENTAL Act, securing a landmark victory for housing affordability and availability. Through relentless advocacy, DCAR secured the support of nine Councilmembers on an amendment to exempt very small housing providers from the Tenant Opportunity to Purchase Act (TOPA). As amended, the RENTAL Act delivers for our members by:

- **Exempting Small Housing Providers from TOPA:** Buildings with fewer than four housing units not owned by a business corporation will be exempt from TOPA.
- **Requiring Protective Orders:** Tenants can be required to pay their rent into the court registry in eviction cases.
- **Protecting Public Safety:** Evictions will be accelerated in cases where there is a dangerous or violent crime in the housing.
- **Accelerating Evictions:** The time a housing provider must wait before filing for eviction for non-payment of rent will be reduced to 10 days and the time for summons to be served before the initial hearing will be 14 days. Courts will not be forced to dismiss cases due to technical errors.
- **Exempting new buildings from TOPA:** New housing will be exempt from TOPA for 15 years after receiving a permanent certificate of occupancy.
- **Simplifying TOPA:** Owners can more easily transfer financial interests in properties, provide notice to tenants, and utilize template agreements.

In moving DCAR's proposed amendment to protect small housing providers from TOPA, Councilmember Anita Bonds explained that it *"addresses an important aspect of homeownership, family wealth building; it can increase the number of housing units available to our residents; and it assures that naturally affordable housing remains and expands in every part of the city."*

DCAR is the state association of REALTORS® and serves as the premier voice of real estate in DC. Our mission is to protect, promote, and advocate for the interests of our members and their clients, who live in every ward of the District.



CALL FOR COMMITTEE VOLUNTEERS
The Deadline to apply is Sunday, November 2

Are you looking to get more involved in DCAR and play a major part in helping shape the future of real estate in the District? Joining a DCAR committee is a great way to use your skills and knowledge to serve your state association and to prepare you to serve DCAR and NAR in other leadership roles.

ALL DCAR members are encouraged to apply!

1. First, read the committee missions and application requirements by clicking the below links for the committee(s) of interest to you, or [clicking here >](#)
2. Then select the Committee or Committees you wish to apply for, and complete and submit your [Committee Application here >](#)

The **Public Policy Committee** analyzes pending and proposed legislation in D.C. It establishes DCAR's official stance on a variety of issues and ensures the association's advocacy presence in the District. [PPC mission & applicant requirements >](#)

The **DCAR YPN Committee** is a dynamic entry point for real estate professionals striving to become more successful in their careers and gain leadership experience. [YPN mission & applicant requirements >](#)

The **Global Business Committee's** goal is to increase members' awareness of global business opportunities - both inbound and outbound - and to attract international investment to our incredibly diverse and culturally rich city. [GBA mission & applicant requirements >](#)

**Increase YOUR impact on our DCAR Association,
our DC community and legislative policies.**

***Apply for Committee Membership
by This Sunday, November 2 >***

DCAR Annual Meeting and Installation!



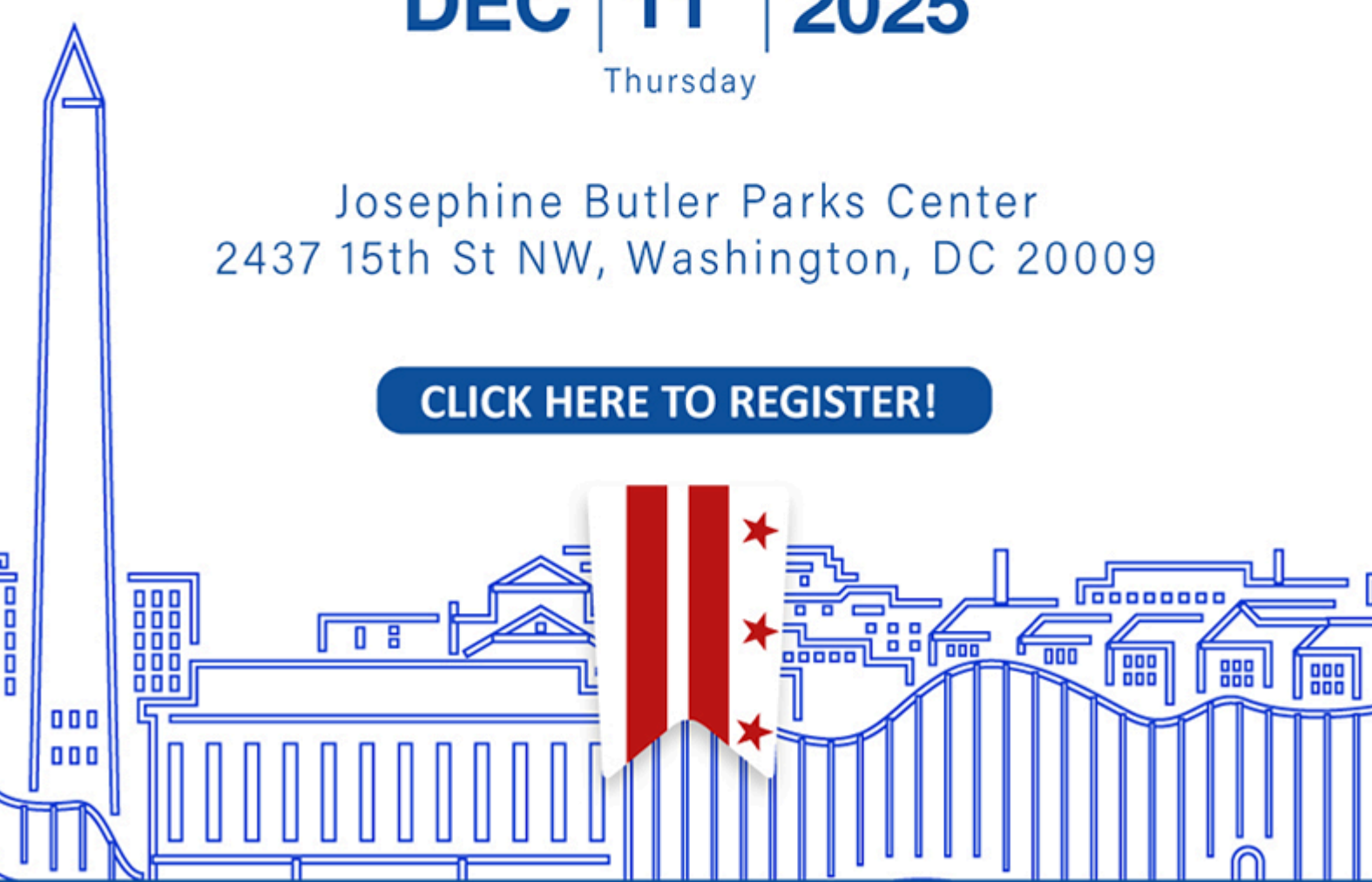
**DCAR ANNUAL MEETING
& INSTALLATION**

Welcoming & Installing the 2026
Board of Directors and President
Harrison Beacher

DEC | 11th | 2025
Thursday

Josephine Butler Parks Center
2437 15th St NW, Washington, DC 20009

CLICK HERE TO REGISTER!

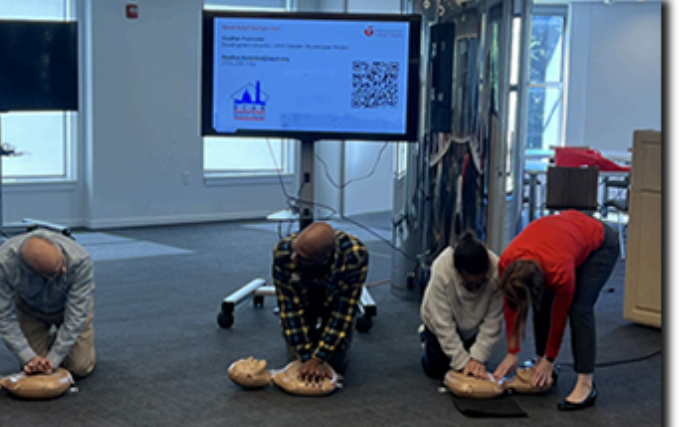
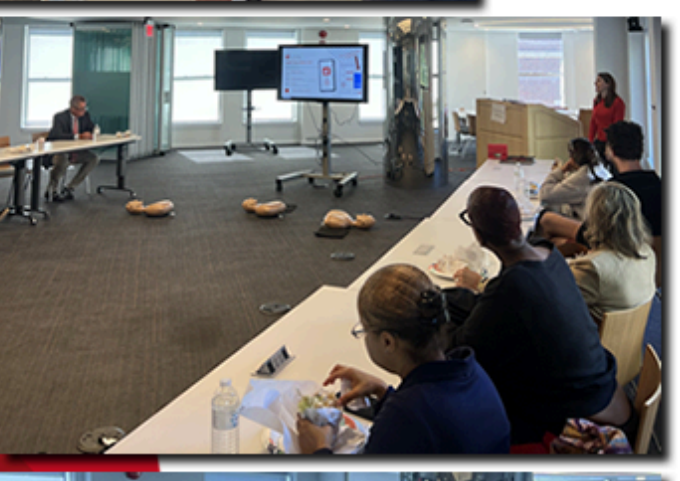


Hands for Hearts: Thank You for Joining Us!

A huge thank-you to everyone who joined our Hands for Hearts event on October 9th at the DC Association of REALTORS® office! Together, we learned how to save lives through quick, effective Hands-Only CPR — a skill that can make all the difference when every second counts.

Heart disease remains the leading cause of death in the U.S., striking every 39 seconds, but our community showed incredible heart and dedication to changing that statistic.

We're proud to team up with the Greater Washington Region American Heart Association to strengthen the health of the DC community.



**BE PREPARED WHEN IT COUNTS. THE LIFE YOU
SAVE COULD BE SOMEONE YOU LOVE!**

Help NAR Show Congress the Real Impact of the Government Shutdown!

The ongoing federal government shutdown, which began on October 1, is significantly impacting the U.S. housing market — an industry that makes up nearly one-fifth of the economy. Key federal housing and mortgage programs, including HUD, FHA, USDA, VA, and NFIP, are facing disruptions, leading to delayed home sales, stalled loans, and uncertainty for property owners and renters. The National Association of REALTORS® (NAR) is collecting stories from members nationwide to show Congress the real-world effects and advocate for a swift resolution.

[Click here to share your story!](#)

**Text REALTOR to 30644
to sign up for important NAR updates!**

Please Follow Us on Social Media

