What is TOPA?
TOPA levels the playing field for Berkeley renters by providing them with the first opportunity to purchase the rental property they live in, when the owner decides to sell.

Process Overview: TOPA Sale

ONE: The owner of a rental property decides to sell.
TWO: Tenants decide collectively: purchase the property together or offer the rights to an affordable housing developer.
THREE: The City and supportive organizations help tenants find funding and provide technical assistance.
FOUR: The property is owned by the community, and stabilizes families and neighborhoods.

Why TOPA?
- Prevent further displacement of low-income tenants and communities of color from Berkeley
- Expand opportunities for homeownership
- Provide rental security for tenants who wish to stay and rent
- Preserve and generate much-needed permanently affordable housing

What are the benefits for renters?
- Tenants receive notice when their landlord is ready to sell the property they live in
- Tenants are empowered with options to stay in their home
- Tenants have legal rights to make the first offer and to match a market offer, as well as extended timelines to organize and secure funding to purchase

How will TOPA impact property owners?
- TOPA only applies to rental properties
- Owners can still choose when and at what price to sell
- Owners still get fair market value for their sale
- Owners can still transfer to family members or heirs
- There are a number of exemptions, including for medical emergencies
- Owners get a partial Transfer Tax rebate for selling under TOPA at the Right of First Offer stage

Supported by 45+ endorsers. Learn more: yes2topa.org