

Rule 112. Sale of estate assets.

(a) Personal property.

Sales of personal property when made pursuant to an order of Court shall be upon such terms and conditions as may be prescribed in the order.

(b) Real property in the District of Columbia.

When acting upon real property in accordance with *D.C. Code § 20-742(b)*, the personal representative shall file a petition explaining the type of transaction (such as sale, lease or other) and certifying that the bond has been expanded by an amount equal to the fair market value of the real estate as appraised, or that the bond has been waived. Upon the filing of the petition, the Court shall enter an order confirming the bond. Unless the bond is waived, the personal representative shall obtain and file with the Register of Wills an appraisal report by an appraiser selected by the personal representative. Such appraiser shall be licensed or certified and approved by the District of Columbia Board of Appraisers pursuant to *D.C. Code § 42-3901 et seq.*

(c) Sale of real property for purposes of distribution.

Sales of real property made pursuant to *D.C. Code § 20-1105* shall conform to the provisions of paragraph (b) of this Rule.

COMMENT:

If the petition referenced in subsection (b) is filed accompanied by written consents of all interested persons, the Court will immediately act on the petition, otherwise the petition will be held by the Register of Wills until expiration of the time for response pursuant to SCR-PD 107(e).