

1 [Subdivision Code – Condominium Conversion Impact Fee]

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3 **Ordinance 1) amending the Subdivision Code by adding Section 1396.4 to adopt a**
4 **condominium conversion impact fee applicable to buildings qualifying for but not**
5 **being selected or participating in the 2012 condominium conversion lottery only,**
6 **subject to specified requirements, including lifetime leases for non-purchasing**
7 **tenants; and 2) adopting environmental findings.**

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NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are ~~*strike-through italics Times New Roman*~~.
Board amendment additions are double-underlined;
10 Board amendment deletions are ~~strike-through normal~~.

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Be it ordained by the People of the City and County of San Francisco:

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Section 1. Findings. (a) The Planning Department has determined that the actions
15 contemplated in this Ordinance are in compliance with the California Environmental Quality
16 Act (California Public Resources Code sections 21000 et seq.). Said determination is on file
17 with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
18 herein by reference.

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(b) A copy of the report on the fees identified herein is in Clerk of the Board of
20 Supervisors File No. _____ and is incorporated herein by reference. The City
21 Controller's Office has independently confirmed that the fee amounts identified in said report
22 remain valid. This determination is on file with the Clerk of the Board of Supervisors File No.
23 _____ and is incorporated herein by reference.

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Section 2. The San Francisco Subdivision Code is hereby amended by adding

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Section 1396.4, to read as follows:

Supervisor Farrell, Wiener
BOARD OF SUPERVISORS

1 **SEC. 1396.4. CONDOMINIUM CONVERSION IMPACT FEE.**

2 (a) Findings. The findings of Planning Code Section 415.1 concerning the City's inclusionary
3 affordable housing program are incorporated herein by reference and support the basis for charging
4 the fee set forth herein as it relates to the conversion of dwelling units into condominiums.

5 (b) Any building that: (1) participated in the 2012 condominium conversion lottery, but was not
6 selected for conversion or (2) could have participated in the 2012 condominium conversion lottery, but
7 elected not to do so, may bypass the provisions of Section 1396 (the annual lottery conversion
8 limitation) if the building owners for said building comply with Section 1396.3(g)(1) and pay the
9 condominium conversion impact fee subject to the requirements of this Section.

10 (c) Eligible buildings as set forth in Subsection (b) may exercise their option to participate in
11 this fee program according to the following requirements:

12 (1) The applicant(s) for the subject building shall pay the fee specified in Subsection (e)
13 no later than February 1, 2013 for the entire building.

14 (2) No later than the last business day before July 26, 2013:

15 (i) DPW shall determined that the applicant's condominium conversion
16 subdivision application is complete, or

17 (ii) The application is deemed complete by operation of law.

18 (3) The applicant shall obtain final and effective tentative approval of the condominium
19 subdivision or parcel map no later than December 31, 2013.

20 (4) Any map application subject to a required public hearing on the subdivision or a
21 subdivision appeal shall have the time limit set forth in Subsection (c)(3) suspended until March 14,
22 2014.

23 (5) The Director of the Department of Public Works is authorized to waive the time
24 limit set forth in Subsection (c)(3) as it applies to a particular building due to extenuating or unique

1 circumstances. Such waiver may be granted only after a public hearing and in no case shall the time
2 limit extend beyond July 25, 2014.

3 (d) Should the subdivision application be denied or be rejected as untimely in accordance with
4 the dates specified above, or the tentative subdivision map or tentative parcel map disapproved, DPW
5 shall refund the entirety of the applicant's fee specified in Subsection (e).

6 (e) The fee amount is \$20,000.00 per unit. Said fee is reduced for each year the building has
7 participated in the condominium conversion lottery up to and including the 2012 lottery in accordance
8 with the following formula:

9 _____ (1) 2 years of participation, 20% fee reduction per unit;

10 _____ (2) 3 years of participation, 40% fee reduction per unit;

11 _____ (3) 4 years of participation, 60% fee reduction per unit; and

12 _____ (4) 5 or more years of participation, 80% fee reduction per unit.

13 (f) For purposes of Section (e), a building shall get credit only for those years that it
14 participated in the lottery even though such building could have qualified for and participated in other
15 condominium conversion lotteries.

16 (g) Life Time Lease for Non-purchasing Tenants. No subdivider or subsequent condominium
17 unit owner shall refuse to renew a lease or extend a rental agreement to any non-purchasing tenant at
18 the time of Final Map or Parcel Map approval. Any extended leases or rental agreements made
19 pursuant hereto shall expire only upon the death or demise of such tenant or the last surviving member
20 of the tenant's household, provided such surviving member is related to the tenant by blood, marriage,
21 or domestic partnership, and is aged 62 or older at the time of death or demise of such tenant, or at
22 such time as the tenant voluntarily vacates the unit after giving due notice of such intent to vacate.
23 Each lease shall contain a provision allowing the tenant to terminate the lease and vacate the unit upon
24 30 days' notice. Rent charged during the term of any extended lease or rental agreement pursuant to
25 the provisions of this Section shall not exceed the rent charged at the time of filing of the application

1 for conversion, plus any increases proportionate to the increases in the residential rent component of
2 the "Bay Area Cost of Living Index, U.S. Dept. of Labor," provided that the rental increase provisions
3 of this Section shall be operative only in the absence of other applicable rent increase or arbitration
4 laws. This Section shall not alter or abridge the rights or obligations of the parties in performance of
5 their covenants, including but not limited to the provision of services, payment of rent or the
6 obligations imposed by Sections 1941, 1941.1 and 1941.2 of the California Civil Code. There shall be
7 no decrease in dwelling unit maintenance or other services historically provided to such units and such
8 tenants.

9 (h) In recognition of the rental requirements of Section (g), the fee for each unit in which a
10 non-purchasing tenant resides at the time specified in Section (g) shall be refunded to the subdivider
11 under the following formula:

12 (1) One unit, 10% fee reduction for such unit;

13 (2) Two units, 20% fee reduction for each unit;

14 (3) Three units, 30% fee reduction for each unit.

15 (i) Upon confirmation of compliance with the rental requirement, DPW shall refund the amount
16 specified in Section (h) to the subdivider and have all remaining fee revenues transferred to the
17 Citywide Affordable Housing Fund.

18 (j) Waiver or reduction of fee based on absence of reasonable relationship.

19 (1) A project applicant of any project subject to the requirements in this Section may
20 appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based
21 upon the absence of any reasonable relationship or nexus between the impact of development and the
22 amount of the fee charged or for the reasons set forth in Subsection (2) below, a project applicant may
23 request a waiver from the Board of Supervisors.

24 (2) Any appeal of waiver requests under this clause shall be made in writing and filed
25 with the Clerk of the Board no later than 15 days after the date the sponsor is required to pay and has

1 paid to the Treasurer the fee as required in this Section. The appeal shall set forth in detail the factual
2 and legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall
3 consider the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall
4 bear the burden of presenting substantial evidence to support the appeal, including comparable
5 technical information to support appellant's position. If a reduction, adjustment, or waiver is granted,
6 any change of use or scope of the project shall invalidate the waiver, adjustment or reduction of the fee.
7 If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit
8 the nature and extent of the reduction, adjustment or waiver to the Treasurer and Department of Public
9 Works.

10 (k) Any building that participates in the fee program set forth herein shall automatically be
11 ineligible to participate in the 2013 condominium conversion lottery. DPW shall refund to the
12 applicant any fees paid to participate in the 2013 lottery and shall remove any lottery tickets associated
13 with the subject building from the lottery drawing.

14 (l) Buildings that convert pursuant to this Section shall have no effect on the terms and
15 conditions of Section 1341A, 1385A, or 1396 of this Code.

16 Section 3. Effective Date. This ordinance shall become effective 30 days from the
17 date of passage.

18 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to
19 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
20 punctuation, charts, diagrams, or any other constituent part of the Subdivision Code that are
21 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
22 Board amendment deletions in accordance with the "Note" that appears under the official title
23 of the legislation.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
John D. Malamut
Deputy City Attorney