

BORNSTEIN LAW

Owner Move-In Eviction Information Package 2017

San Francisco: 507 Polk Street, Suite 410 San Francisco, CA 94102
East Bay: 482 W MacArthur Boulevard Oakland, CA 94609
T: 415.409.7611 | F: 415.463-2349

www.bornstein.law

BORNSTEIN Law

Daniel Marc Bornstein

Kathryn Quetel
Daniel Cheung
Liana Ayrapetyan

INFORMATION REQUIRED FOR PREPARATION OF OWNER MOVE-IN NOTICE OF TERMINATION

A. Single Family Home or Multi-unit Property?

(Single family home with legal/illegal in-law is classified as a multi-unit property.)

B. Tenant in Possession for 12 or More Months or Less than 12?

C. WRITTEN DOCUMENTATION:

- 1. Lease Agreement;**
- 2. Tenant Estoppel Certificate/Tenant Questionnaire; and**
- 3. Recorded grant deed.**

D. TENANT INFORMATION:

- 1. Names of occupants (whether or not named on lease);**
- 2. Length of each occupant's tenancy
(Determines whether relocation expenses are required);**
- 3. Are there any minors or persons who attends or works
at a school in San Francisco currently living in the unit; and**
- 4. Current monthly rent for the unit.**

E. OWNER INFORMATION:

- 1. Names of persons moving into property, including minor children;**
- 2. List of all property owned in whole or in part by each owner;**
- 3. Current address(es) of owners/persons moving in;**
- 4. Written consent to evict by all owners not moving into the property;**
- 5. Is any property owned in whole or in part by any record owner vacant or soon to
become vacant?**
- 6. Has a prior owner move-in eviction ever taken place at the premises?**

SAN FRANCISCO: 507 Polk Street, Suite 410 San Francisco, CA 94102 P: 415-409-7611 F: 415-463-2349
OAKLAND: 482 W. MacArthur Boulevard Oakland, CA 94609 P: 510-836-0110 F: 510-836-0660



Relocation Payments for Evictions based on Owner/Relative Move-in OR Demolition/Permanent Removal of Unit from Housing Use OR Temporary Capital Improvement Work OR Substantial Rehabilitation*

| Date of Service of Notice of Termination of Tenancy ("Eviction Notice") | Relocation Amount Due Per Tenant | Maximum Relocation Amount Due Per Unit | PLUS Additional Amount Due for Each Elderly (60 years or older) or Disabled Tenant or Household with Minor Child(ren) |
|---|----------------------------------|--|---|
| 3/01/16 – 2/28/17 | \$5,890.00 | \$17,670.00 | \$3,927.00 |
| 3/01/17 – 2/28/18 | \$6,281.00 | \$18,843.00 | \$4,188.00 |

*See Ordinance Section 37.9C for additional relocation requirements for evictions under 37.9(a)(8) (owner/relative move-in), 37.9(a)(10) (demolition/permanent removal from housing use), 37.9(a)(11) (temporary eviction for capital improvement work) and 37.9(a)(12) (substantial rehabilitation). [However, effective 1/1/13, the amount of relocation payments for temporary capital improvement evictions under 37.9(a)(11) for less than 20 days is governed by California Civil Code Section 1947.9 and not by Rent Ordinance Section 37.9C.]

Pagos de traslado por desalojo debidos a mudanza del propietario/pariente O por demolición/eliminación definitiva del uso de la unidad como vivienda O trabajos temporales de mejora de capital O rehabilitación substancial*

| Fecha del servicio de entrega del aviso de desalojo | Monto de traslado correspondiente por inquilino | Monto de traslado máximo correspondiente por unidad | ADICIONAL Monto adicional correspondiente por cada persona mayor de edad (60 años o más) o inquilino discapacitado o familia con niños menores |
|---|---|---|--|
| 3/01/16 – 2/28/17 | \$5,890.00 | \$17,670.00 | \$3,927.00 |
| 3/01/17 – 2/28/18 | \$6,281.00 | \$18,843.00 | \$4,188.00 |

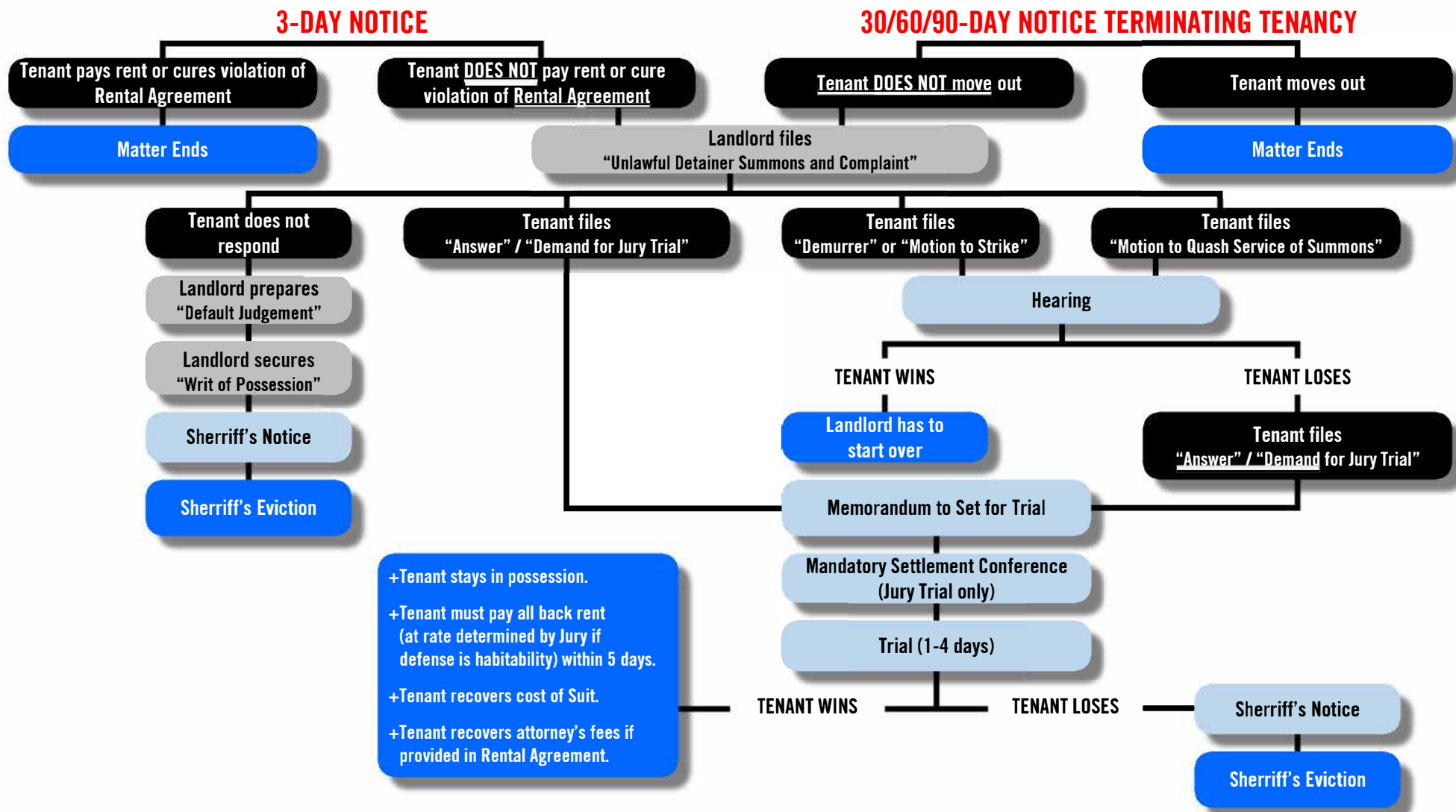
*Ver la Sección 37.9C de la Ordenanza para requisitos adicionales de traslado por desalojo según 37.9(a)(8) (mudanza del dueño/pariente), 37.9(a)(10) (demolición/eliminación definitiva del uso de la unidad como vivienda), 37.9(a)(11) (trabajos temporales de mejora de capital) y 37.9(a)(12) (rehabilitación substancial). [Sin embargo, efectivo 1/1/13, la cantidad del pago de traslado para los desalojos temporales de mejora de capital bajo la Sección 37.9(a)(11) por menos de 20 días esta gobernado por la Sección del Código Civil de California 1947.9 y no por la Sección 37.9C de la Ordenanza.]

以業主/親屬身份入住，或拆除/出租單位，且永遠不再做為居住房屋使用或臨時資本設備改善工程或大規模裝修為由進行迫遷的搬遷費*

| 送達迫遷通知的日期 | 每位房客應得的搬遷費金額 | 每個單位應得的最高搬遷費金額 | 外加每位老年（60歲或以上）或殘障房客或每戶有未成年兒童的家庭應得的額外金額 |
|-------------------|--------------|----------------|--|
| 3/01/16 – 2/28/17 | \$5,890.00 | \$17,670.00 | \$3,927.00 |
| 3/01/17 – 2/28/18 | \$6,281.00 | \$18,843.00 | \$4,188.00 |

*請參閱《租賃條例》第 37.9C 節中有關依照第 37.9(a)(8) 節（業主/親屬入住）、第 37.9(a)(10) 節（拆除/出租單位永遠不再做為居住房屋使用）、第 37.9(a)(11) 節（臨時資本設備改良工程）及第 37.9(a)(12) 節（大規模裝修）迫遷的額外搬遷費要求。[然而從 2013 年 1 月 1 日開始生效，因主要修繕的臨時逐出少於 20 天受租務條例 37.9(a)(11) 條的制約，此類搬家費用金額由加州民事訟法 1947.9 條規管制而不是租務條例 37.9C 條制約。]

THE EVICTION PROCESS[©]



PLEASE CONTACT US FOR MORE INSIGHTS AND INFORMATION

SAN FRANCISCO PROTECTED TENANT REFERENCE SHEET[©]

FOR USE WITH “OMI” and “RMI” EVICTIONS

Certificate of Occupancy issued
**on or BEFORE
6-13-1979**

Single-family residence/condo
Contact an attorney if you have an in-law unit in San Francisco.

- **NO** Protected Tenant status
- Relocation Payment Required

Multi-unit residence
Commercial with one residential unit is treated as a single-family home.

PROTECTED TENANT RISK

Protected Tenant if:

- 60 years of age + 10 years of Occupancy
- Disabled + 10 years of Occupancy
- Catastrophically Ill + 5 years of Occupancy

*If minor is residence, consult an attorney.
If you have an in-law, consult an attorney.*

Certificate of Occupancy issued
**on or AFTER
6-14-1979**

Single-family residence/condo
Contact an attorney if you have an in-law unit in San Francisco.

- **NO** Rent Control
- **NO** Just Cause Eviction
- **NO** Protected Tenant Status
- **NO** Relocation Payment

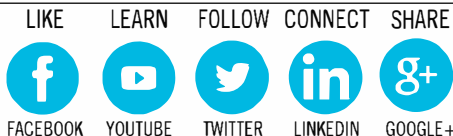
Multi-unit residence
Commercial with one residential unit is treated as a single-family home.

Always consult with an attorney for legal advice and help making decisions.

PLEASE CONTACT US FOR MORE INSIGHTS AND INFORMATION

BORNSTEIN LAW
BAY AREA REAL ESTATE ATTORNEYS

507 Polk Street, Suite 410
San Francisco, CA 94102
(415) 409-7611
www.bornstein.law



482 W. MacArthur Boulevard
Oakland, CA 94609
(855) 381-8570
www.baypropertygroup.com

