



Contemplating the demolition or substantial rehabilitation of a tenant-occupied building? Here are some fundamental questions to ask that are best journeyed with a landlord attorney.

- What is the age of the building and what would be the cost of demolishing it and constructing another building?
- Are there code violations surrounding the property or has the building been "red-tagged"? Are tenants complaining that the unit is in disrepair?
- Is the tenant, through their own conduct or negligent acts, responsible for the damage incurred that triggered the need for substantial rehabilitation?
- Has the landlord pulled the proper permits to effectuate the work necessary to bring the condition up to conforming standards?
- Can this work be done without the tenant being transplanted? If not, how long will it take for the tenant to be displaced and what financial obligations come with transitioning tenants out of the unit?
- Does the landlord have a detailed description of the work to be performed, copies of invoices, bids, canceled checks substantiating costs, verification that the building is determined to be uninhabitable, and other reams of paperwork required to accomplish the goal of substantial rehabilitation?
- Once repairs and upgrades are completed, does the landlord have to give the displaced tenant the opportunity to re-rent it?
- Will the tenant voluntarily vacate the unit in exchange for compensation, a rent waiver, or some other incentive?