

BORNSTEIN LAW
A PROFESSIONAL CORPORATION

Owner Move-In Eviction
Information Package
2024

BORNSTEIN LAW, PC

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

A. Is the Property a Single Family Home or Multi-unit Property?

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

B. Has Tenant been in Possession for longer than 12 Months?

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. Do you have any knowledge of whether any tenant is potentially disabled;
4. Do you have any knowledge of each occupant's age and what it is;
5. Are there any minors or persons who works at a school in San Francisco currently living in the unit; and
6. Current monthly rent for the unit.

San Francisco: 507 Polk Street, Suite 310 San Francisco, CA 94102 P: 415-409-7611 F: 415-409-9345
Oakland: 410 7th Street, #201 Oakland, CA 94607 P: 510-836-0110 F: 510-836-0660

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?**
- 7. Why is the owner moving from his/her current residence to the subject unit
(Required information for declarations of owners)**

- 8. Has an eviction taken place at any property owned by any owner where the evicted tenant resided for at least 36 consecutive months?**



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)
3/01/22 – 2/28/23	\$7,421.00	\$22,262.00	\$4,948.00
3/01/23 – 2/29/24	\$7,540.00	\$22,618.00	\$5,027.00
3/01/24 – 2/28/25	\$7,912.00	\$23,733.00	\$5,275.00

*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. The daily rate for relocation payments under Section 1947.9 is \$428/day for the period 3/1/24 – 2/28/25.]

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
3/01/22 – 2/28/23	\$7,421.00	\$22,262.00	\$4,948.00
3/01/23 – 2/29/24	\$7,540.00	\$22,618.00	\$5,027.00
3/01/24 – 2/28/25	\$7,912.00	\$23,733.00	\$5,275.00

* 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 temporarios 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. La tasa diaria por pagos de reubicacion bajo Seccion 1947.9 es \$428.00/por día por el periodo 3/1/24-2/28/25.]



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
3/01/22 – 2/28/23	\$7,421.00	\$22,262.00	\$4,948.00
3/01/23 – 2/29/24	\$7,540.00	\$22,618.00	\$5,027.00
3/01/24 – 2/28/25	\$7,912.00	\$23,733.00	\$5,275.00

*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。根據第1947.9條，搬遷費的每日費率是 \$428.00 從 3/1/24 至 2/28/25為期。]

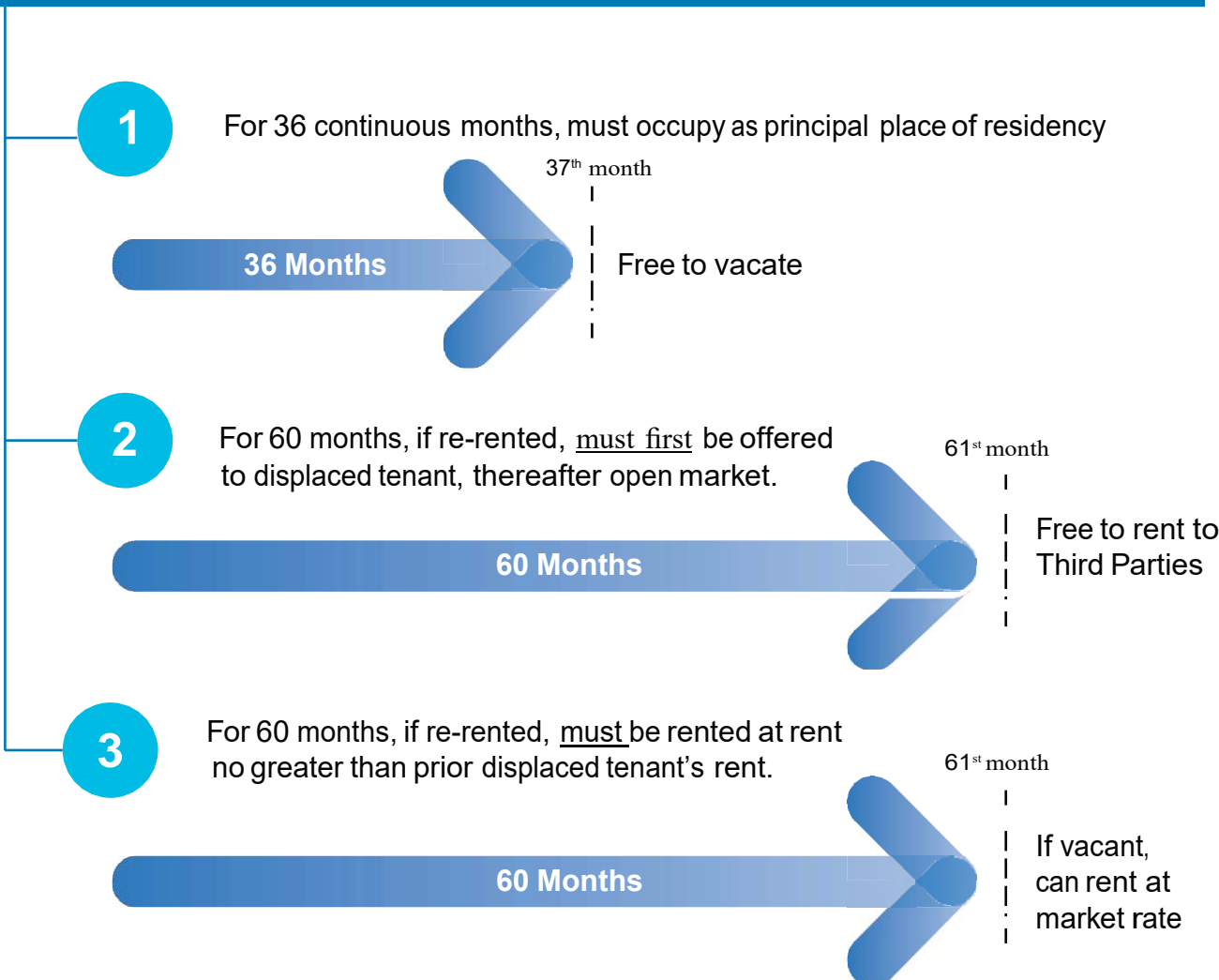
Bayad sa Relokasyon para sa mga Pagpapaalis batay sa Pagtira ng May-ari/Kamag-anak
O Demolisyon/Permanenteng Pagtatanggal ng Unit mula sa Paggamit nito Bilang Pabahay
O Pansamantalang Trabaho para sa Paggawa ng mga Pagbabago sa Gusali (Capital Improvement) O
Malaking Rehabilitasyon*

Petsa ng Pagbibigay ng Abiso para sa Pagtatapos ng Pagpapaupa o Termination of Tenancy (“Abiso ng Pagpapaalis o Eviction Notice”)	Halaga para sa Relokasyon na Kailangang Bayaran sa Bawat Umuupa	Pinakamataas nang Halaga para sa Relokasyon na Kailangang Bayaran para sa Bawat Unit	AT Karagdagang Halaga na Kailangang Bayaran para sa Bawat Matanda (60 taong gulang o mas matanda pa) o May Kapansanan na Umuupa o Kabahayan na may (mga) Anak na Menor de Edad
3/01/22 – 2/28/23	\$7,421.00	\$22,262.00	\$4,948.00
3/01/23 – 2/29/24	\$7,540.00	\$22,618.00	\$5,027.00
3/01/24 – 2/28/25	\$7,912.00	\$23,733.00	\$5,275.00

* Tingnan ang Ordinansa, Seksiyon 37.9C para sa iba pang itinatakda sa relokasyon para sa pagpapaalis sa ilalim ng 37.9(a)(8) (pagtira ng may-ari/kamag-anak), 37.9(a)(10) (demolisyon/permanenteng pagtatanggal ng unit mula sa paggamit nito bilang pabahay), 37.9(a)(11) (pansamantalang pagpapaalis para sa paggawa ng mga pagbabago sa gusali) at 37.9(a)(12) (malaking rehabilitasyon). [Gayon pa man, magmula 1/1/13, pinamahalaan na ng Kodigo Sibil ng California, Seksiyon 1947.9 at hindi ng Ordinansa sa Pagpapaupa, Seksiyon 37.9C, ang halaga ng ibinabayad sa relokasyon para sa pansamantalang pagpapaalis dahil sa paggawa ng mga pagbabago sa gusali sa ilalim ng 37.9(a)(11) kung hindi ito bababa sa 20 araw. Ang halaga kada araw para sa pagbabayad sa relokasyon sa ilalim ng Seksiyon 1947.9 ay \$428.00/araw sa panahong 3/1/24 – 2/28/25.]

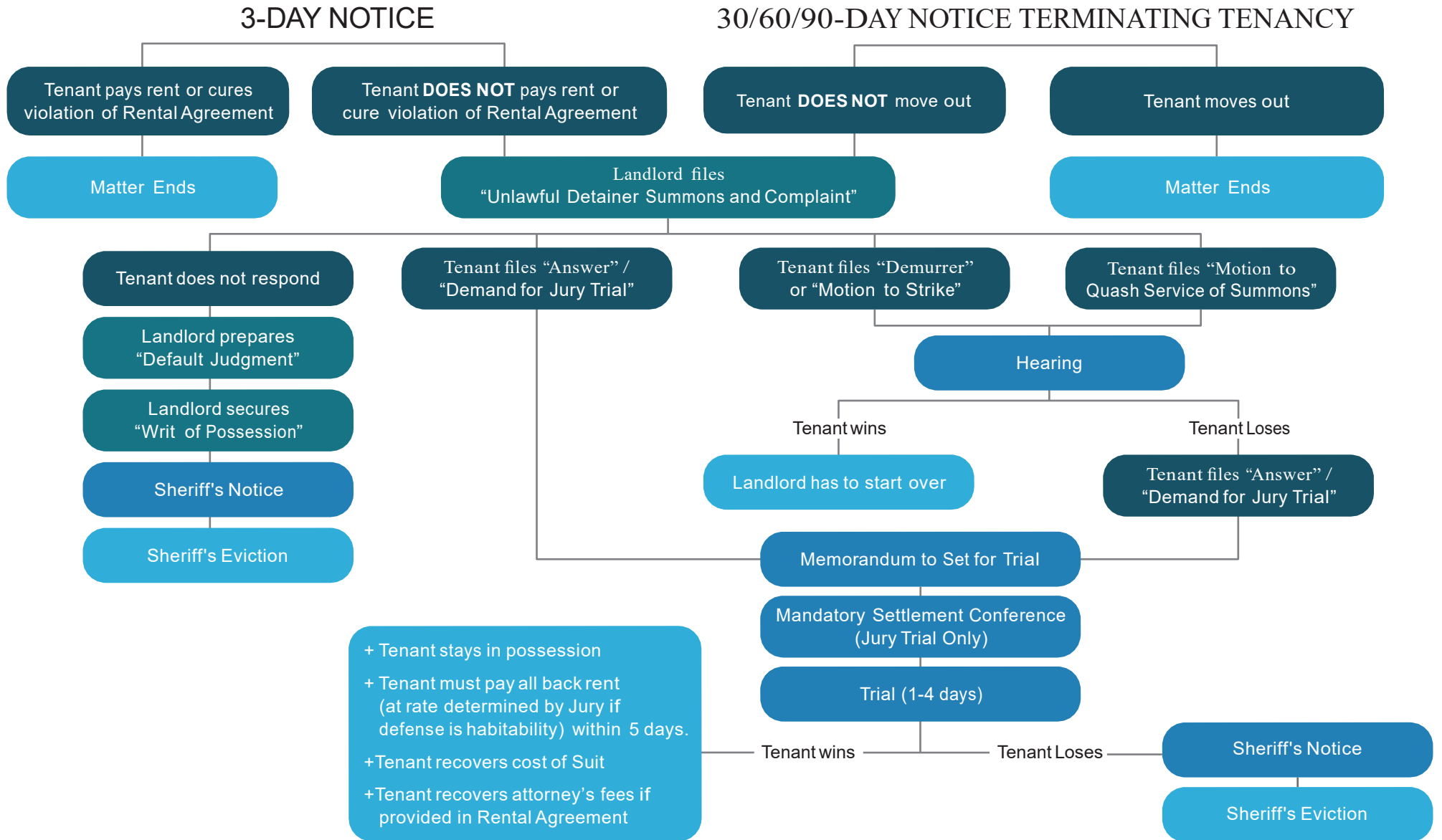
BORNSTEIN LAW'S SF OWNER MOVE-IN REFERENCE SHEET

OWNER MOVE-IN TENANCY TERMINATION REQUIREMENTS



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

THE EVICTION PROCESS[©]



SAN FRANCISCO PROTECTED TENANT REFERENCE SHEET[©]

FOR USE WITH “OMI” AND RMI” EVICTIONS

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 in residence, consult an attorney

If you have an in-law, consult an attorney