

Major Revisions to the Condominium Conversion Ordinance

Notice Period for Vacant Rental Units

- There is now a 12 month waiting period to convert a vacant unit that had been previously used as a rental unit
- This waiting period does not apply to most owner-occupied units and is determined on a unit-by-unit basis

Tenant Notice Period

- The tenant notice period has been increased from two to five years for elderly, disabled and low-/mod-income tenants (see FAQ or Ordinance for definitions)
- The notice period remains the same, one year, for all other tenants

Relocation Payment

- The required relocation payment has increased from \$300 or one month's rent to \$10,000 for elderly, disabled and low/mod-income tenants and \$6,000 for all other tenants- payment is per unit, not per tenant

Right to Purchase

- The City/ nonprofit designee now has a right to purchase if the tenant(s) in an occupied unit waive their right or if a unit is vacant, unless a unit is being sold to family of the owner
- The City/designee will only be able to exercise this right during the same time period a tenant has; no additional time is involved

The Ordinance and a FAQ can be found here:

<https://www.somervillema.gov/condo-conversion>

Feel free to call Hannah Carrillo, Staff to the Condo Review Board, at 617-625-6600 ext 2575 or email at hcarrillo@somervillema.gov with any questions or concerns.

