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## Housing Committee

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# HB 2014

**Brief Description:** Addressing the regulation of conversion condominiums.

**Sponsors:** Representatives Chase, Santos, Kenney, Hasegawa, Miloscia, Simpson and Ormsby.

### Brief Summary of Bill

- Extends the notification requirement from 90 to 120 days to tenants to be affected by a condominium conversion
- Authorizes a city or county government to require a condominium conversion declarant pay relocation assistance to low-income tenants in an amount to be determined by the city or county
- Prohibits construction related to the conversion of condominiums during the 120 day notice period or earlier than 12 hours after the last relocating tenant vacates the property.
- Authorizes a city or county legislative authority to restrict the number of conversion condominiums that are approved.

**Hearing Date:** 2/12/07

**Staff:** Robyn Dupuis (786-7166).

### Background:

#### Notice of Condominium Conversion

When apartments are converted into condominiums, the condominium developer must give each existing apartment tenant notice of the conversion 90 days before they are required to vacate. No tenant may be required to vacate on less than 90 days notice except for tenant violations of the Landlord-Tenant Act.

#### City or County Requirements - Relocation Assistance

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

A city or county may establish a variety of requirements in regards to condominium conversions including that relocation assistance be paid to tenants who elect not to purchase a unit, however that relocation assistance may not exceed \$500 per unit.

### **Local Ordinances & Building Codes - Restrictions**

Local regulations may not prohibit the condominium form of ownership nor impose requirements on condominiums which it would not impose on a similar development.

### **Summary of Bill:**

#### **Notice of Condominium Conversion**

A condominium declarant must give existing apartment tenants 120 days notice of the conversion of the apartment into a condominium and may not require that the tenant vacate the apartment before that 120 period has expired. The notice must include information about any available relocation assistance offered by the city or county.

#### **City or County Requirements - Relocation Assistance & Construction Commencement**

A city or county may require that:

1. The declarant pay relocation assistance of an amount to be determined by the city or county to tenants who:
  - a) Elect not to purchase a unit;
  - b) Are in lawful occupancy of a unit; and
  - c) Whose household income is below 80 percent of the median income
  
2. Construction for the purpose of converting the apartment into a condominium may not commence during the 120 notice period or earlier than 12 hours after the last tenant who is not purchasing a unit has vacated the premises.

### **Local Ordinances & Building Codes - Restrictions**

Local governments may adopt laws or ordinances that restrict the number of conversion condominiums that are approved.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of session in which bill is passed.