

SHB 2014 - H AMD 953

By Representative Chase

WITHDRAWN 01/18/2008

1 Beginning on page 5, line 18, strike all material through
2 "section." on page 6, line 5, and insert the following:

3 "(f) Except as authorized under (g) of this subsection, a declarant
4 and any dealer shall not begin any construction, remodeling, or repairs
5 to any interior or exterior portion of an occupied building that is to
6 be converted to a condominium during the one hundred twenty-day notice
7 period provided for in subsection (1) of this section unless all
8 residential tenants and residential subtenants who have elected not to
9 purchase a unit and who are in lawful occupancy in the building have
10 vacated the premises. For the purposes of this subsection:

11 (i) "Construction, remodeling, or repairs" means the work that is
12 done for the purpose of converting the condominium, not work that is
13 done to maintain minimum health and safety requirements for the
14 existing tenants or subtenants;

15 (ii) "Occupied building" means a stand-alone structure occupied by
16 tenants and does not include other stand-alone buildings located on the
17 property or detached common area facilities;

18 (g)(i) A declarant and any dealer may begin specific limited
19 construction, remodeling, or repair activities as described under
20 (g)(i)(A) and (B) of this subsection to interior or exterior portions
21 of an occupied building during the one hundred twenty-day notice period
22 only if: The declarant or dealer has offered all tenants the option to
23 terminate an existing lease or rental agreement without cause or
24 consequence; and all tenants have either vacated the premises or have
25 provided to the declarant or dealer signed waivers documenting their
26 consent to the specific limited construction, remodeling, or repair
27 activities that consist of:

28 (A) The repair or remodel of vacant units to be used as model
29 units, if the repair or remodel is limited to one model for each unit
30 type in the building; and

1 (B) The repair or remodel of a vacant unit or common area for use
2 as a sales office."

3 On page 9, line 9, strike "2007" and insert "2008"

EFFECT: Adds that construction may not begin on exterior (as well as interior) portions of buildings to be converted to condominiums unless all tenants have vacated the property or unless all tenants are offered the option to terminate existing leases and the tenants either do so and vacate or sign waivers consenting to specific limited construction activities.

Updates the date that the act takes effect.

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