

# Selected Condominium Conversion Provisions in California Cities

**Most cities have many of the same basic requirements for condominium conversion. This table illustrates selected distinctive/ key provisions.**

Note: The State of California requires 60 day notification prior to filing and 180 day notification of termination of tenancy, with which all cities are to comply.

City	Process	Tenant Rights	Development Regulations	Market Conditions
<b>San Diego</b>		<ul style="list-style-type: none"> <li>Relocation benefit of 3-months rent to all tenants below 100% of area median income</li> </ul>	<ul style="list-style-type: none"> <li>Inclusionary requirement applied.</li> <li>\$200 per unit to be used by Housing Commission for monitoring compliance and technical assistance</li> </ul>	<ul style="list-style-type: none"> <li>If average vacancy rate exceeded 7% for previous year, no relocation benefits need be paid</li> </ul>
<b>San Jose</b> Virtually no conversions have occurred in past decade. Currently a few are being proposed.	<ul style="list-style-type: none"> <li>CUP required</li> <li>May require warranties on appliances, money for maintenance of common areas</li> </ul>	<ul style="list-style-type: none"> <li>Right to quiet enjoyment of unit for 150 days after a conversion is approved – i.e. no remodeling of interior is permitted during that time.</li> <li>May require relocation and/or rental assistance for tenants.</li> </ul>	<ul style="list-style-type: none"> <li>1.5 parking spaces required per unit including one assigned space</li> </ul>	
<b>Los Angeles</b>		<ul style="list-style-type: none"> <li>Assistance in finding comparable unit.</li> <li>Tenants may live in unit for up to one year if no new dwelling is found</li> <li>Where new rent is higher, sub-divider must pay difference for one year</li> </ul>	<ul style="list-style-type: none"> <li>\$500 per unit must be paid into a low and moderate-income housing fund</li> <li>Parking requirements for residents and guests</li> </ul>	
<b>Oakland</b>		<ul style="list-style-type: none"> <li>Notice 60 days prior to filing</li> <li>180-day notice of termination of tenancy</li> <li>Tenants in units containing a tenant sixty-two (62) years or older shall be provided a nontransferable lifetime lease on their unit or, at tenant's option, on any available unit in the building</li> </ul>	<ul style="list-style-type: none"> <li>Converted apartment must meet California noise insulation standards</li> </ul>	<ul style="list-style-type: none"> <li>Conversion of five or more housing units is denied unless every unit is replaced with a rental unit in the City</li> <li>No conversions in "conversion impact area," an area which has been negatively impacted by conversions</li> </ul>
<b>La Mesa</b> These policies have precluded conversions requiring condominium maps in La Mesa. However, "off the shelf conversions" have taken place.			<ul style="list-style-type: none"> <li>Must meet current parking standards, open space/recreation standards and specified noise insulation and fire protection standards</li> </ul>	<ul style="list-style-type: none"> <li>Number of units permitted to convert each year is restricted to 50% of the yearly average of new apartment units constructed in the previous two years</li> </ul>
<b>El Cajon</b> Since 2000, nearly 1,500 units have applied to convert in El Cajon—an even higher rate than in San Diego.	<ul style="list-style-type: none"> <li>Physical condition report and repairs required</li> </ul>	<ul style="list-style-type: none"> <li>Displaced tenants are entitled to one month's rent relocation assistance</li> </ul>	<ul style="list-style-type: none"> <li>Common recreation or open space area required</li> <li>One hour firewall required between units.</li> <li>In an effort to encourage more conversions, previous requirements for minimum parking standards and separate water meters have been dropped</li> </ul>	
<b>Chula Vista</b>	<ul style="list-style-type: none"> <li>A physical condition report is required for buildings over 5 years old</li> </ul>	<ul style="list-style-type: none"> <li>60-day notice prior to filing</li> <li>180-day notice of termination of tenancy</li> </ul>	<ul style="list-style-type: none"> <li>All surrounding electrical lines must be undergrounded and there are minimum storage space requirements</li> </ul>	
<b>Vista</b> Vista's policies, like La Mesa's, have precluded conversions. Some relaxation of this stringent condo conversion policy is under consideration.	<ul style="list-style-type: none"> <li>Conversions allowed only if apartment tenants initiate a coop buyout</li> </ul>		<ul style="list-style-type: none"> <li>Converted units must meet all current building and parking standards</li> </ul>	