As a tenant in a condo conversion building, you have the following rights:

#1 - Right to Notice of Condo Conversion

The condo developer mailed this notice on ____________; therefore, the condo developer may declare this building to be a condominium on or after __________.

The following notice periods apply:
· For buildings declared condo before July 30, 2012, 120 days notice to tenants is required.
· For buildings declared condo after July 30, 2012, 180 days notice to tenants is required, but tenants who are over 65, blind, deaf or unable to walk without assistance are entitled to 210 days notice.

No occupied unit may be shown to any prospective purchaser within 30 days of this notice.

#2 - Right to Lease Extensions

You may extend your lease on the same terms and conditions as your current lease. Extension periods are:
· For buildings declared condo before July 30, 2012, tenants have a right to a 120-day lease extension.
· For buildings declared condo after July 30, 2012, tenants have a right to a 180-day lease extension, but tenants who are over 65, blind, deaf or unable to walk without assistance have a right to a 210-day lease extension.

To exercise this right, you must hand-deliver or mail a written request for a lease extension within 30 days of receiving this notice to the following name and address: ____________________________________________________________

#3 - Right to Relocation Assistance

You may have the right to receive a relocation assistance payment from your landlord in the amount of your current monthly rental payments, but the payment may be no less than $1,500 per rental unit and no more than $2,500 per rental unit. You may qualify to receive a relocation assistance payment if: (a) you are a tenant in the building as of the date of this notice, (b) your primary residence is in this building, and (c) you have a household income no greater than 120% of the PMSA Median income.

Relocation assistance is in addition to your security deposit and landlords may not reduce your relocation assistance payment for any reason, except to offset unpaid rent that a tenant has not validly withheld by law. Your landlord must deliver relocation assistance within 7 days after you completely vacate your rental unit.

To exercise this right, you must hand-deliver or mail a written request for relocation assistance within 30 days of receiving this notice to the following name and address: ____________________________________________________________

#4 - Right to Purchase Condo Unit

You have the right to purchase your unit as a condo before anyone else. To exercise this right, you must hand-deliver or mail a written request to purchase within 30 days of receiving this notice to the following name and address: ____________________________________________________________

If you believe any of your above rights are violated, you should seek the advice of an attorney. You may also call 311.