



COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA)
FAIR RETURN - MAINTENANCE OF NET OPERATING
INCOME (MNOI) PETITION

AUTHORIZED EXPENSES AND AMORTIZATION SCHEDULE A

The following schedule determines the amortization period of the capital improvements for the Fair Return - MNOI Upward Adjustment of Rent Petition. The addition or modification of each item may be eligible in whole, or in part, to be a capital improvement. In the event that an addition or modification not listed below is determined to be a capital improvement, the Hearing Officer or Rental Housing Committee shall determine the amortization period.

In order to utilize Schedule A for the associated Petition, capital improvements must meet the following qualifications and categories as outlined in Chapter 6 of the CSFRA Regulations:

Qualifications (See Chapter 6, Subsection C.3 of the Regulations):

- Be necessary to bring the property or Covered Rental Unit into compliance, or to maintain compliance, with applicable building or housing codes; and
- Primarily benefit the Tenant, rather than the Landlord; and
- Has a useful life of more than one year and is required to be amortized over the useful life of the improvement; and
- Be permanently fixed in place or relatively immobile.

Amortization Schedule A

Item	Years
ADA Compliance	
ADA Driveway Egress	10
ADA Ramps	10
Appliances	
Refrigerator	5
Stove	5
Water Heater	5
Electrical	
Electrical Wiring	10
Submetering	20
Elevator	
Elevator Repair/Replacement	20
Fire Detection and Suppression	
Fire Alarm System	10

Item	Years
Fire Escape	10
Fire Sprinkler / Retardant System	20
Flooring	
Carpet/Carpet Pad	5
Tile/Linoleum	5
Hardwood	10
Subfloor	10
Fencing to Comply with MVMC	
Chain Link	10
Wrought Iron	10
Wood	10
Fumigation	
Tenting	5
Heating/Cooling	
Air Conditioning	10
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Lighting	
Exterior	5
Interior	10
Plumbing	
Shower Doors	5
Fixtures	10
Pipe Replacement	10
Submetering	10
Re-pipe Entire Building	20
Roofing	
Built-up, Tar and Gravel	10
Gutters/Downspouts	10
Shingle/Asphalt	10
Tile	10
Roof Replacement	20
Security Systems	
Alarms	10
Entry Telephone Intercom	10
Fencing	10
Gates and Doors	10
Structural Repair and Retrofitting	

Item	Years
Foundation Repair	10
Shear Wall Installation	10
Foundation Replacement	20
Foundation Bolting	20
Masonry-Chimney Repair	20
Soft Story Retrofit	20
Wall Repair/Replacement and Maintenance	
Interior Paint	5
Exterior Paint	5
Dry Wall	10
Plaster	10
Siding	10
Other	
Drought Tolerant Landscaping	5
Windows	5
Locks	10
Sidewalks/Walkways	10
Stairs	10



COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA) FAIR RETURN – SPECIFIED CAPITAL IMPROVEMENT PETITION AUTHORIZED EXPENSES AND AMORTIZATION SCHEDULE B

The following schedule determines the amortization period of the capital improvements for the Specified Capital Improvement Temporary Upward Adjustment Petition. The addition or modification of each item may be eligible in whole, or in part, to be a capital improvement. In the event that an addition or modification not listed below is determined to be a Specified Capital Improvement, the Hearing Officer or Rental Housing Committee shall determine the amortization period.

In order to utilize Schedule B and the associated Petition, capital improvements must meet the following qualifications and categories as outlined in Chapter 6 of the CSFRA Regulations:

Qualifications (See Chapter 6 Subsection C.9 of the Regulations):

- Be necessary to bring the property or Covered Rental Unit into compliance, or to maintain compliance, with applicable building or housing codes; and
- Primarily benefit the Tenant, rather than the Landlord; and
- Be permanently fixed in place or relatively immobile; and
- Have a useful life of more than five years and is required to be amortized over the useful life of the improvement; and
- Appreciably prolong the useful life of the property.

Additionally, Capital Improvements that adhere to the above qualifications and also improve the environmental sustainability of the property while reducing costs to tenants may be considered.

Categories:

- New roof covering all or substantially all of a building or a structurally independent portion of a building; and/or
- Significant upgrade of the foundation of all or substantially all of a building or a structurally independent portion of a building, including seismic retrofits; and/or
- New or substantially new plumbing, electrical or heating, ventilation and air conditioning (HVAC) system for all or substantially all of a building; and/or
- Exterior painting or replacement of siding on all or substantially all of a building; and/or
- Repairs reasonably related to correcting and/or preventing the spread of defects which are noted as findings in a Wood Destroying Pest and Organisms Inspection Report; and/or
- Installation of water conservation devices intended to reduce the use of water or energy efficient devices, such as solar roof systems; and/or

- Improvements or upgrades to the Rental Unit or the building/ complex that meet or exceed disability/accessibility standards as required by law.

AMORTIZATION SCHEDULE B

Item	Years
ADA Compliance	
ADA Driveway Egress	10
ADA Ramps	10
Electrical	
Electrical Wiring	10
Solar Power Panels	10
Submetering	10
Elevator Repair/Replacement	
Elevator Repair	10
Elevator Replacement	20
Fire Detection and Suppression	
Fire Alarm System	10
Fire Escape	10
Fire Sprinkler / Retardant System	20
Flooring	
Subfloor	10
Fumigation	
Tenting	5
Heating/Cooling	
Air Conditioning	10
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Plumbing	
Pipe Replacement	10
Submetering	10
Re-pipe Entire Building	20
Roofing	
Roof Replacement	20
Structural Repair and Retrofitting	
Foundation Repair	10
Shear Wall Installation	10
Foundation Replacement	20
Foundation Bolting	20
Masonry-Chimney Repair (including interior masonry repair)	20

Item	Years
Soft Story Retrofit	20
Wall Repair/Replacement and Maintenance	
Exterior Paint	5
Plaster	10
Siding	10
Other	
Drought Tolerant Landscaping	5
Windows	5

DRAFT