



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Additional Qualified Buildings
No. of owner occupants required	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	1 for 3/4 Units 3 for 5/6 Units	5/6 Unit building that on 4/15/13 had 50% or more units in escrow for sale as TICs <u>or</u>
No. of Years of occupancy required	5 years continuous occupancy as of 4/15/13	3 years Continuous occupancy as of 4/15/14	6 years continuous occupancy as of 4/15/15*	6 years continuous occupancy as of 4/15/16*	6 years continuous occupancy as of 4/15/17*	6 years continuous occupancy as of 4/15/18*	6 years continuous occupancy as of 4/15/19*	5/6 Unit buildings which were subject to 1396.2(f) and 50% or more units occupied continuously by owners of record no less than 10 years prior to application date (yrs 3-7)
Supporting Documentation Requirement	Lottery entrant 2012 and/or 2013	Lottery entrant 2012 and/or 2013	Signed TIC Agreement as of 4/15/13	Signed TIC Agreement as of 4/15/13	Signed TIC Agreement as of 4/15/13	Signed TIC Agreement as of 4/15/13	Signed TIC Agreement as of 4/15/13	
Submittal Dates	Until 4/14/14	4/15/14-1/23/15	4/15/15-1/22/16	4/15/16-1/20/17	4/15/17-1/19/18	4/15/18-1/25/19	4/15/19-1/24/20	

The information provided herein shall not be construed as legal advice and is dependent upon the facts of each owner, property and the City and County of San Francisco's implementation of the legislation.



FEE STRUCTURE

Years of Participation in lottery	Fee per Unit** Due at submittal	Discount for tenant occupied units with lifetime leases***
Zero	\$20,000	1 unit= 10% fee reduction
Two years	\$16,000	2 unit= 20% fee reduction for each unit
Three years	\$12,000	3 units= 30% fee reduction for each unit
Four years	\$8,000	
Five or more years	\$4000	

****NOTE:** Fee per unit is calculated based upon number of years the current owner occupants participated in the lottery. For example, if a three unit building participated in five lotteries, but the senior qualifying owner occupant moved/sold and the remaining owner occupant was an owner occupant for only four lotteries, the fee per unit would be \$8000. It is critical the participants evaluate the qualifying number of lottery entrants in the same manner as when the lottery existed. Tickets are lost when the qualifying owner occupant no longer occupies.

*****Tenants must be unrelated to any owner of the building by blood, marriage or domestic partnership. Refund upon confirmation of compliance with the rental requirement.**

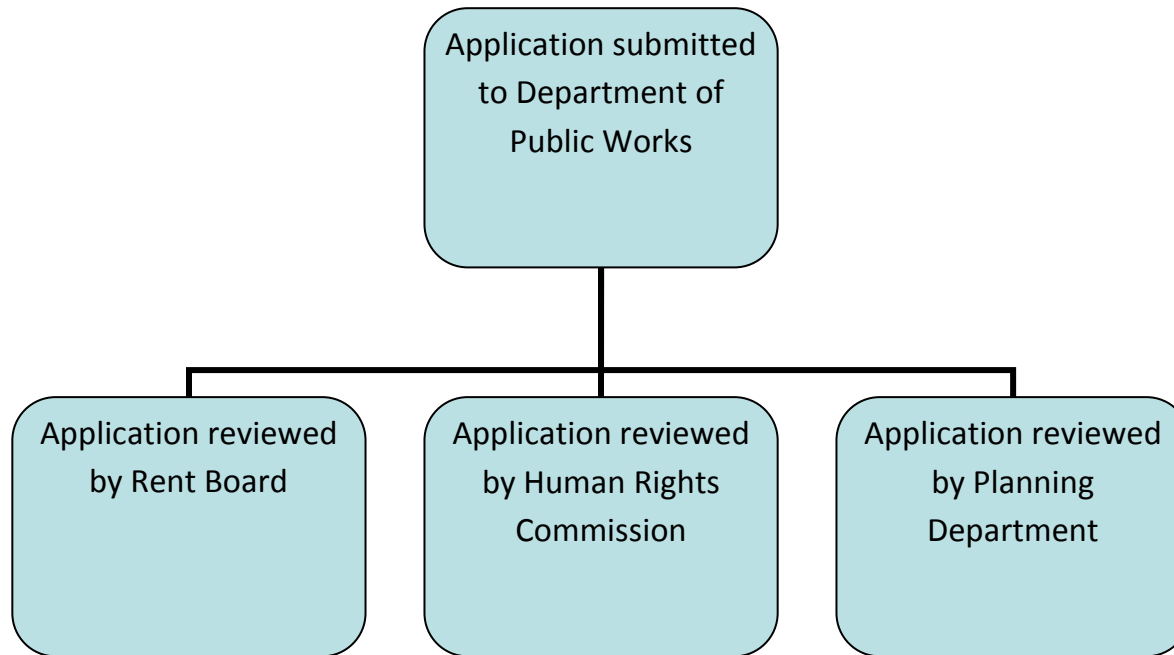
THE FEES SET FORTH ABOVE ARE REFUNDABLE IN THE EVENT LITIGATION IS FILED AND THE APPLICANTS MAY REQUEST THE REFUND. APPLICATION FEES WILL BE REFUNDED AFTER DEDUCTING ANY INCURRED COSTS BASED ON TIME AND MATERIALS.



LITIGATION IMPACT

Litigation cause of action	Application not submitted	Application submitted and approved	Final Tentative Approval granted
10 year moratorium	No further application submittals permitted as of date of service of lawsuit	Submitted and approved applications have 180 days from date of service to reach final tentative approval; thereafter processing suspended until final judgment in lawsuit in all courts; owners can request fee refund	Application can proceed to recordation of map
Life time lease provision	Only fully owner occupied properties can proceed and submit applications/no restrictions on timing	Processing suspended until final judgment in lawsuit in all courts; owners can request fee refund	Application can proceed to recordation of map
10 year moratorium and life time lease provision	As of date of service of lawsuit no further acceptance or approval of applications	Processing suspended until final judgment in lawsuit in all courts; owners can request fee refund	Application can proceed to recordation of map

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When Application has been approved by above departments it is returned to the Department of Public Works and is granted TENTATIVE MAP APPROVAL. Under the legislation Department of Public Works is required to post buildings for which tentative approval is pending no less than 20 days prior to Department's proposed decision on a tentative map or tentative parcel map. During this period any interested party may file a written objection to an application and submit to the Department contesting eligibility. The Department also may elect to hold a public hearing on the map to consider information presented by the public, any City department or an applicant.

Timing as to objections, if any, filed for a particular project will impact the date a project receives final tentative approval and this will make a difference to applicants in the event litigation is filed as it will potentially extend the approval time which could impact the ability to continue in the process.

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