



Rent Stabilization Program

(650) 903-6149 | mvrent@mountainview.gov
 Mountainview.gov/rentstabilization

COMMUNITY STABILIZATION AND FAIR RENT ACT MAINTENANCE OF NET OPERATING INCOME PETITION AUTHORIZED EXPENSES AND AMORTIZATION SCHEDULE

The following Schedule determines the amortization period of the capital improvements for the Maintenance of Net Operating Income (MNOI) 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 this Schedule for the associated Petition, capital improvements must meet the following qualifications and categories as outlined in Chapter 6 of the Community Stabilization and Fair Rent Act (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;
- Primarily benefit the Tenant, rather than the Landlord;
- Has a useful life of at least five (5) years;
- Be permanently fixed in place or relatively immobile; and
- Not be excluded pursuant to Chapter 6, Subsection C.3., of the Regulations.

AMORTIZATION SCHEDULE FOR MNOI PETITIONS

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 Mountain View City Code	
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
Repipe 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	
Foundation Repair	10
Shear Wall Installation	10
Foundation Replacement	20

Item	Years
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

