



# Rent Stabilization Program

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## COMMUNITY STABILIZATION AND FAIR RENT ACT SPECIFIED CAPITAL IMPROVEMENT PETITION AUTHORIZED EXPENSES AND AMORTIZATION SCHEDULE

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

Specified Capital Improvements listed in this Schedule must meet the following qualifications and categories as outlined in Chapter 6 of the CSFRA Regulations:

### **Qualifications (See Chapter 6 Subsection C.10. 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;
- Be permanently fixed in place or relatively immobile;
- Have a useful life of at least five (5) years;
- Appreciably prolong the useful life of the property; and
- Not be excluded pursuant to Chapter 6, Subsection C.3., of the Regulations.

*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**

Specified Capital Improvements must fall within one of the below categories:

- New roof covering all or substantially all of a building or a structurally independent portion of a building;
- Significant upgrade of the foundation of all or substantially all of a building or a structurally independent portion of a building, including seismic retrofits;
- New or substantially new plumbing, electrical or heating, ventilation, and air conditioning (HVAC) system for all or substantially all of a building;
- Exterior painting or replacement of siding on all or substantially all of a building;
- 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;
- 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 FOR SPECIFIED  
CAPITAL IMPROVEMENT PETITIONS**

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

Item	Years
<b>Wall Repair/Replacement and Maintenance</b>	
Exterior Paint	5
Plaster	10
Siding	10
<b>Other</b>	
Drought-Tolerant Landscaping	5
Windows	5