

**Ammarka Kondominiumka iyo Baddalaadda Iskaashiga
(Condominium and Cooperative Conversion Ordinance)
Soo Koobidda Qodobada Janaayo 2021**

Bishii Janaayo 2021, Magaalada Boston waxay baddashay Ammarka Baddalaadda Kondominiumka iyo Iskaashiga (Condominium and Cooperative Conversion Ordinance) ("Ammarka Baddalaadda") ee 1999. Ammarka wuxuu quseyaa hanti kasta oo la daggo lana dhisay wixii ka dambeyay bishii Diseembar 1983 oo ka kooban afar guri la kireysto ama ka badan, halka milkiilaha ku talo jiro in uu hantida u baddalo kondominium ama isticmaalka iskaashiga, ha adeegsado baddalaadda guryaha iminka jira, ama ha adeegsado dumiska guryaha iminka jira iyo in iyaga lagu baddalo kondominium cusub ama dhismaha iskaashiga.

Ammarka wuxuu u baahan yahay in dagganeyaasha la siiyo ogeysiis ku saabsan rabitaanka, taasoo iyaga ogeysiiso xuquuqda iyo manafacaadka ay dagganeyaasha leeyahiin marka la baddalo. Dhamaan dagganeyaasha waxay leeyahiin xuquuq qaar ah; dagganeyaasha la kulma qaar ka mid ah sharuudaha qaar waxay leeyahiin xuquuq dheeraad ah. Dagganeyaasha xaqa u yeesha xuquuqda dheeraadka waa kuwa itaalka darran, waayeelka, ama kuwa dakhliga hoose ama dhexdhexaadka. Hoos waxaa ku qoran sifeynta laga bixiyay itaal darrida, waayeelka iyo dakhliga hoose-dhexdhexaadka:

Dagganaha itaalka darran: waa daggane qaba naafonimada jirka ama madaxa waqtiga la siiyay ogeysiiska ama ay ahayd in la gaarsiiyo, taasoo (1) dhab ahaan yareysa awoodda qofka u leeyahay in uu daryeelo naftiisa, fulliyo hawlaha gacanta laga qabto, socdo, arko, maqlo, hadlo, neefsado, wax barto ama shaqeeysto; ama (2) si dhab ah u yareyso guriga ku habboon qofka noocaas ama (3) la kulma itaal darrida la xariirta qodobada ku jiro sifeynta la bixiyay "dadka itaalka darran ee dakhliga yar" in G.L. c. 121B § 1, hase ahatee xaaladda ku tiirsanaanta qamrada ama maado kasta oo la kantaroolo, aasaas ma u noqon ddonto go'aanka laga gaaro itaal darrida.

Dagganaha waayeelka: Dagganaha jira 62 sanno ama ka badan taariikhda la siiyay ama marka ay ahayd in la siiyo ogeysiiska.

Dagganaha Dakhliga Yar/Dhexdhexaadka: Haddii isgugeynta dakhliga ee dhamaan dadka ku nool guriga, ee iskudarka dakhligooda 12dii bil la soo dhaafay ee ka horeysay taariikhda la siiyay ogeysiiska ama ay ahayd in la siiyo, ka yar tahay 80% Dakhliga Dhexe Xaafadda marka la fiiriyo tirada reerka, markaas reerka waxaa lagu tilmaamaa in uu qabo "Dakhli Hoose/Dhexdhexaad." Fiiri jadwalka hoose si aad u ogaatid tilmaamahaan dakhliga.

Inta ugu Badan Dakhliga Yar/Dhexdhexaadka (80% Dakhliga Dhexdhexaadka Xaafadda), 2022	
Tirada Reerka	Xadka Dakhliga
Hal qof	\$78,550
Labo qof	\$89,750
Saddax qof	\$100,950
Afar qof	\$112,150
Shan qof	\$121,150
Lex qof	\$130,100

Xuquuqda iyo Manaafacaadka Dagganaha

Jadwalka hoose wuxuu soo koobay xuquuqda iyo manaafacaadka ay dagganeyaasha ku qabaan dhismaha ku socoto in loo baddalo kondominium ama iskaashato. Xuquuqdaan waxaa in badan lagu sharaxay [foomka ogeysiiska dagganaha](#).

Xuquuqda iyo Manaafacaadka Dagganaha hoos yimaada Ammarka Baddalaadda Kondominiumka iyo Iskaashatiga		
	Dagganeyaasha Caadiga	Dagganeyaasha Itaalka Darran, Waayeelka, ama Dakhliga Hoose/Dhexdhexaadka
Muddada Ogeysiiska/Xaqa aad u Leedahay in aad ku sii Jirtid Gurigaada	Hal Sanno	Shan Sanno
Lacag Bixinta Guuritaanka	\$10,000	\$15,000
Kaalmada Raadinta Guriyeynta	Maya	Haa
Xaqa aad u Leedahay in aad Ibsatid Gurigaada	Haa	Haa

Habka Baddalaadda

Milkiilaha Wuxuu Dagganeyaasha Siiyaa Ogeysiis in ku Talo Jiro in uu Baddalo

Habka baddalaadda wuxuu bilowdaa isla marka milkiilaha soo jeediyo rabitaan in uu hantida u baddalo kondominium ama iskaashato. Milkiilaha waa in uu isla markiiba siiyo dagganeyaasha ogeysiis muddo hal-sanno.

Milkiilaha Wuxuu Qorshaha Baddalaadda ka qaataa Waaxda Horumarinta Xaafadda (Department of Neighborhood Development)

Milkiilaha wuxuu Waaxda Horumarinta Xaafadda (Department of Neighborhood Development) (DND) ee Magaalada Boston ka [dalbadaa](#) Qorshaha Baddalaadda. Sida qeyb ka tirsan [arjigaan](#), milkiilaha wuxuu bixiyaa warqado sheegaaya in dagganeyaasha ay heleen ogeysiiska loo baahan yahay, iyo sidoo kale macluumaad kasta oo ku saabsan dagganeyaasha iminka jira iyo kuwii ugu dambeyay ee dagganaa hantida.

DND waxay la xariiri doontaa dagganeyaasha, waxay go'aan ka gaari doontaa haddii ay jiraan dagganeyaalka itaal darran, kuwo waayeel ah, iyo/ama kuwo dakhligooda yar yahay ama dhexdhexaad yahay. Dagganeyaashaan waxay kaddib heli doonaan ogeysiis in ay xaqa u leeyahiin manaafacaad dheeraad ah, sida ogeysiiska shanta-sanno.

Milkiilaha iyo DND waxay dhamaystiri doonaan Qorshaha Baddalaadda, kaasoo soo taxa xuquuqda iyo manaafacaadka uu leeyahay daggane kasta. Muddada ogeysiiska, milkiilaha wuxuu fullin doonaa Qorshaha Baddalaadda.

Marka Muddada Ogeysiiska Dhamaato Kaddibna Milkiilaha Wuxuu Raadsan Doonaa Ruqsadda Baddalaadda

Kaddib marka muddada ogeysiiska guriga dhamaato, milkiilaha wuxuu Ruqsadda Baddalaadda (Conversion Permit) guriga ka codsan karaa Waaxda Adeegyada Fattashaadda Magaalada Boston (City of Boston Inspectional Services Department) (“ISD”). DND waxay ISD ka xaqiijin doontaa haddii lala kulmay sharuudaha Qorshaha Baddalaadda iyo haddii kale. Kaddib marka DND iyo Milkiilaha bixiyaan Milkiilaha, ISD waxay soo saari kartaa Ruqsadda Baddalaadda. Kaddib marka la bixiyo ruqsadda, milkiilaha wuxuu ku dhaqaaqi karaa in uu dibadda u saaro dagganeyaasha aan weli guurin ama saxiixin heshiiska lagu iibsado guriga, iyo aan weli dhamaystirin iibsiga guriga.

khidmadaha

Khidmadaha loogu talagalay Qorshaha Baddalaadda iyo Ruqsadda waa \$1,000 halkii guri, oo la siiyo Magaalada Boston, marka la dalbado Qorshaha Baddalaadda.

Macluumaadka Xariirinta

Haddii aad qabtid su'aalo ku saabsan hawsha baddalaadda, fadlan la xariir:
Waaxda Horumarinta Xaafadda Magaalada Boston (City of Boston Department of Neighborhood Development)

CondoCoop@boston.gov

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