

**Ammarka Dawladda Hoose ee la Xariira
Kondominiumka iyo Iskaashiga Baddalaadda**
SU'AALAHAA BADANAA LA WEYDIIYO EE LOOGU TALO GALAY
MILKIILLEYAASHA IYO DAGGANEYAASHA
La Casriyeyay Maajo 14, 2021

Ujeedada

Su'aasha #1: Maxuu sameyaa Ammarka Dawladda Hoose ee la xariira Kondominiumka iyo Iskaashiga Baddalaadda?

Jawaabta: Ammarka Dawladda Hoose ee la xariira Kondominiumka iyo Iskaashiga Baddalaadda (Condominium and Cooperative Conversion Ordinance) aasaasiyan wuxuu badbaadin siiyaa dagganeyaasha la kulma guuritaan taasoo ka dhallata baddalaadda kondominiumka ama guryaha iskaashiga.

Su'aasha #2: Hantideyda ma u baddali karaa kondominium ama guryaha iskaashiga?

Jawaabta: Haa. Ma jirto joojin lagu sameyay baddalaadda guryaha kondominiumka ama guryaha iskaashatada. Kuwa raba in ay hantidooda u baddalaan guryaha kondominiumka ama guryaha iskaashatada waa in ay dagganeyaasha siiyaan ogeysiis ku habboon oo la xariira baddalaadda, waa in ay Qorshaha Baddalaadda (Conversion Plan) la sameyaan Xafiiska Guriyeynta Duqa Magaalada (Mayor's Office of Housing), iyo waa in ay Ruqsadda Baddalaadda (Conversion Permit) ka soo qaataan Waaxda Adeegyada Fattashaadda (Inspectional Services Department) (ISD). Fiiri Habka Ruqsadda Baddalaadda (Conversion Permit Process) Su'aalaha Badanaa la Weydiiyo (FAQ) si aad u heshid macluumaad badan.

Su'aasha #3: Maxay yahiin hantida hoos timaada Ammarka Dawladda Hoose ee la xariira Kondominiumka iyo Iskaashiga Baddalaadda (Condominium and Cooperative Conversion Ordinance)?

Jawaabta: Marka laga reebo dhowr shay, ammarka dawladda hoose wuxuu quseyaa hantida la daggo ee la dhisay bishii Diseembar 1983 ka hor kana kooban afar guri ama ka badan, halkaas uu milkiilaha rabo in uu hantida u baddalo kondominium la daggan yahay ama loo isticmaalo sida iskaashato, ha loo adeegsado baddalaadda guryaha iminka jira, ama ha loo adeegsado burburinta guryaha iyo dhismaha kondominium cusub ama dhismaha iskaashatada.

Su'aasha #4: Goormaan heshiiska sare (master deed) u gudbin karaa xafiiska Diiwaan Gelinta Heshiisyada (Registry of Deeds)?

Jawaabta: Milkiilaha hantida wuxuu heshiiska sare u gudbin karaa Diiwaan Gelinta Heshiisyada (Registry of Deeds) waqti kasta, balse ma iibin karo guri gaar ah ilaa Waaxda Adeegyada Fattashaadda (Inspectional Services Department) ka soo saarto Ruqsadda Baddalaadda (Conversion Permit) ee gurigaas.

Hantida Lagu Daggan Yahay

Su'aasha #1: Yaa xaq u leh badbaadinta dagganeyaasha sida hoos timaado Ammarka Dawladda Hoose (Ordinance) ee la casrieyey lana xariira Kondominiumka iyo Iskaashiga Baddalaadda (Condominium and Cooperative Conversion Ordinance)?

Jawaabta: Daggane kasta oo ku nool guri waqti uu milkiilaha soo jeediyo rabitaan in uu gurigaas la kireeyo u baddalo kondominium ama guri iskaashi wuxuu xaq u leeyahay badbaadinta dagganaha sida waafaqsan Ammarka Dawladda Hoose (Ordinance).

Su'aasha #2: Dagganeyaasha qaar ma la siiyaa badbaadin la xoojiyay?

Haa. Reeraha uu ku jiro daggane jira 62 sanno ama ka weyn, ama reeraha uu ku jiro daggane qaba itaal darrida madaxa ama jirka, sida ku sifaysan Ammarka Dawladda Hoose (Ordinance), iyo/ama reeraha isugeynta dakhliga reerka yahay ama ka hooseeyo 80% Dakhliga Dhexe Xaafadda (Area Median Income) 12dii bilood ee ka horeysay ogeysiiska adeegga baddalaadda (halkaan lagu magacaabo "dakhliga yar/dhexdhexaadka") waxay xaq u leeyahiin in ay helaan xoojinta badbaadinta dagganaha. Xafiiska Sugidda Guriyeynta (Office of Housing Stability) (OHS) wuxuu dagganeyaasha ka kaalmeyn karaa su'aalaha ku saabsan badbaadinta la xoojiyay iyo wuxuu ka kaalmeyn karaa arrimaha la xariira warqadaha. Wac OHS at 617-635-4200 si aad u heshid kaalmo.

Su'aasha #3: Haddii aan qabo dagganeyaal, goormaa ayay u baahan yahiin in la ogeysiiyo in Aniga aan rabo in aan gurigooda u baddalo kondominium ama ka dhigo guriga iskaashiga?

Jawaabta: Milkiilaha waxaa saaran waajibka in uu ogeysiiyo dhamaan dagganeyaasha rabbitaanka milkiilaha in uu guryaha la kireeyo u baddalo guryaha kondominiumka ama guryaha iskaashatada isla marka milkiilaha uu soo jeediyo rabitaanka in uu baddalo sida ku sifaysan Ammarka Dawladda Hoose (Ordinance). Dagganeyaasha waa in la ogeysiiyo rabitaanka milkiilaha u qabo in uu baddalo ka hor inta uusan arjiga u gudbinin DND in uu rabo Qorshaha Baddalaadda (Conversion Plan).

Su'aasha #4: **Maxuu yahay ogeysiiska aan u baahanahay si aan oogu diro dagganeyaasheyda? Sidoo kale, miyaan u baahanahay in aan Ogeysiiska Dagganaha u diro DND?**

Jawaab: Waxaa loo baahan yahay in Foomka Ogeysiiska Dagganaha la siiyo dhamaan dagganeyaasha kaddib marka la soo jeediyo rabitaanka in la baddalo. Milkiileyaasha waxay soo saari karaan ogeysiis u gaar ah oo dheeraad ku ah foomka loo baahan yahay haddii ay sidaas doortaan. Waa in koobiga Foomka Ogeysiiska Dagganaha (Tenant Notification Form) la siiyo DND isla marka foomka la siiyo Dagganaha.

Su'aasha #5: **Haddii dagganaha uu ku hadlo luqad ka duwan Ingiriisi, sidee lagu ogeysiin doonaa?**

Jawaab: Milkiilaha hantida waa in uu dagganaha ku siiyo ogeysiiska luqadda uu ku hadlo dagganaha. DND waxay tarjamada ogeysiiska ku bixisaa toban luqad.

Su'aasha #6: **Maxay tahay muddada ogeysiiska ee la siiyo dagganaha iyo intee ayay qaadataa?**

Jawaabta: Muddada ogeysiinta dagganaha, qiyaas ahaan, waa waqtiga uu dagganaha xaq u leeyahay in uu sii dagganaado guriga kaddib marka milkiilaha uu ogeysiiyo dagganaha in ay jirto rabitaan in guriga loo iibiyo sida kondominium ama iskaashato, iyadoo aan la fiirin haddii dagganaha uu haysto heshiiska kirada ama haddii uu yahay daggane u bixiya bil-bil. Dagganaha lagama saari karo guriga waqtigaan haddii sababta ka-saaridda aysan maadiyan la xariirin jebinta heshiiska kirada, iyo in aysan ujeedada ahayn in la fududeeyo iibinta guriga kondominiumka ama iskaashiga.

Iminka, waxaa jira hal sanno oo ogeysiis ah lana siiyo dhamaan dagganeyaasha aan waayeelka ahayn, kuwa aan qabin itaal darri, ama kuwa aysan soo gelin dakhli yar/dhexdhexaad ah.

Dagganeyaasha waayeelka, kuwa dakhligooda yar yahay/dhexdhexaad yahay iyo/ama kuwa itaalka darran, muddada ogeysiiska waa shan sanno.

Haddii reerka/dagganaha la siiyo ogeysiis hal sanno, kaddibna goor dambe la ogaado in uu xaq u leeyahay ogeysiis shan sanno, milkiilaha ma heli karo Ruqsadda Baddalaadda (Conversion Permit) oo la xariirta gurigaas ilaa ay shanta sanno ka dhamaato ama marka reerka si habboon loo guuriyo, hadba midkii soo hormara. Ruqsadda Baddalaadda (Conversion Period) waxaa loo heli karaa guryaha ay daggan yahiiin reeraha xaq u yeesho kaddib marka ay dhacdo muddada ogeysiiska halka sanno.

Su'aasha #7: **Xaq miyay dagganeyaasha u leeyahiin lacagta guuritaanka?**

Jawaabta: Haa, dhamaan dagganeyaasha waxay xaq u leeyahiin lacagta guuritaanka. Dagganeyaasha waayeelka, kuwa itaal darran iyo/ama dakhligooda yar yahay/dhexdhexaad yahay waxay xaq u leeyahiin lacagta guuritaanka \$15,000, iyo dhamaan dagganeyaasha waxay xaq u leeyahiin lacagta guuritaanka \$10,000. Lacag bixintaan waa midkiiba guri, ee ma aha midkiiba daggane.

Su'aasha #8: Daggane ahaan, waajib miyay igu tahay in aan sii dagganaado muddada ogeysiiska oo idil?

Jawaabta: Maya. Daggane ahaan, waxaad xaq u leedahay in aad sii dagganaatid muddada ogeysiiska oo idil, hase ahaatee waxaad kaloo xaq u leedahay in aad ka baxdid guriga waqti kasta kaddib marka aad ogeysiiska 30ka maalin u soo gudbisid milkiilaha hantidaada. Adiga waxaad weli xaq u leedahay lacagta guuritaanka, xattaa Haddii aad ka baxdid gurigaada ka hor inta aan la gaarin muddada ogeysiiska. Waa in aad habsatid in aad fahamsan tahay dhamaan xuquuqdaada ka hor inta aadan gaarin go'aan ku saabsan haddii loo baahan yahay in aad ka guurtid gurigaada ka hor inta aan la gaarin dhamaadka muddada ogeysiiska.

Su'aasha #9: Ma dhici kartaa in kirada dagganaha la kordhiyo waqtiga ogeysiiska?

Jawaabta: Haa, balse kor u kaca kirada waa kooban tahay. Kirada dagganaha lama kordhin karo in ka badan 10% sannadkii, ama lama raaci karo boqolkiiba inta ku siyaaday Tilmaanta Sicirka Macaamilka (Consumer Price Index) sida ay soo daabacdo Waaxda Shaqaalaha Mareykanka (US Department of Labor), sannadka kalendarka ka horeeyo taariikhda la gaarsiiyo heshiiska guriga kirada, hadba midkii yar.

Su'aasha #10: Milkiilaha hantideyda ma cusboneysiin karaa gurigeyga muddada ogeysiiska?

Jawaabta: Haa, inkastoo dagganaha uu xaq u leeyahay in uu xor ka yahay carqaladeyn aan macquul ahayn iyo faragelinta raaxada xassiloonida taasoo ka dhallata dayactirka, hagaajinta ama horumarinta uu sameeyo milkiilaha hantida inta lagu dhex jiro muddada ogeysiiska.

Su'aasha #11: Yaa xaq u leh in uu kaalmada raadinta guriyeynta ka helo milkiilaha hantida?

Jawaabta: Daggane kasta oo waayeel ah, itaal darran ama dakhligiisu yar yahay/dhexdhexaad yahay wuxuu xaq u leeyahay kaalmada raadinta guriyeynta si uu u helo guri la kireeyo oo la heli karo, cabbirkiisu habboon yahay, la barbar dhigi karo guryaha la kireeyo kuna yaal gudaha Magaalada Boston, ama gudaha xaafadda uu iminka daggan yahay, haddii uu doono.

Su'aasha #12: Ma la baddali karaa qodobada kale ee la xariira dagganaashada inta ay socoto muddada ogeysiiska?

Jawaabta: Lama baddali karo qodobada dagganaashada inta lagu dhex jiro muddada ogeysiiska marka laga reebo xisaabta kirada.

Xaqa loo Leeyahay in la Iibsado

Su'aasha #1: **Maxay tahay xaqa dagganaha u leeyahay in uu wax iibsado?**

Jawaabta: Dagganaha daggan guri lagu haayo baddalaad wuxuu xaq u leeyahay in uu iibsado gurigaas.

Su'aasha #2: **Yaa xaq u leh in uu iibsado?**

Jawaabta: Daggane kasta oo iminka daggan guri marka milkiilaha soo jeediyo rabitaanka in uu guriga uu iibiyo sida kondominium ama iskaashato wuxuu xaq u leeyahay in uu iibsado. Dagganeyaasha waxay haysan doonaan 120 maalin kaddib marka milkiilaha hantida uu ogolaado in uu saxiixo heshiiska iibsashada iyo iibinta.

Su'aasha #3: **Sidee loo xisaabaa sicirka iibinta?**

Jawaabta: Milkiilaha hantida ayaa dajiya sicirka, balse sicirka kama badnaan karo sicirada looga iibiyo dadweynaha ama dhinac saddaxaad.

Su'aasha #4: **Sidee ayay u saamayn doontaa xaqa aan u leeyahay in aan iibsado haddii milkiilaha uu talo jiro in uu meesha ka saaro gurigeyga?**

Jawaabta: Haddii gurigaada meesha laga saaro, ha la dumiyo ama ha lagu darro guri kale, weli waxaad xaq u leedahay in aad guri ka iibsatid hantida la baddalay. Haddii in ka badan hal daggane uu raadinaayo isla guriga, DND waxay qaban doontaa bakhtiyaa nasiib si loo ogaado qofka iibsana karo guriga.

Hantida Banaan/Guryaha

Su'aasha #1: **Ma leyga baahan yahay in aan hantida ka baneeyo dagganeyaasha si aan hantida ugu baddalo kondominium ama guryaha iskaashiga?**

Jawaabta: Maya. Faaruqinta hantidaada si loogu baddalo kondominium ama iskaashi waxay ka dhigan tahay ka saaridda la xariirta kondominiumka ama baddalaadda iskaashiga mana la ogola ka hor inta aan la qaadanin Ruqsadda Baddalaadda (Conversion Permit).

Su'aasha #2: **Maxay tahay hawsha Ruqsadda Baddalaadda haddii hantida banaan tahay?**

Jawaabta: Haddii aad leedahay ama aad iibsatid hanti banaan aadna rabtid in aad guryaha u baddashid kondominium ama iskaashato, milkiilaha waa in uu la xariiro DND iyo waa in uu warqado ka keeno dagganeyaasha laga yaabo in ay ku noolayeen hantida 12dii bilood ee la soo dhaafay. DND waxay go'aan ka gaari doontaa haddii hantida laga baxay ugu yaraan hal sanno. Kaddibna, mikiilaha wuxuu Ruqsadda Baddalaadda ka dalban karaa ISD. Haddii hantida aysan banaaneen muddo ugu yaraan hal sanno, waxaa dhici karto in laguugu yeesho kharashka ama ganaaxa la xariira sida qaldan ee loo baddalay hantida.

Su'aasha #3: Ma dhici kartaa in guri banaan la kireeyo kaddib marka Qorshaha Baddalaadda (Conversion Plan) la ogolaado, balse ka hor inta aan loo baddalin kondominium ama iskaashi?

Jawaabta: Haa, guriga waa la kireyn karaa waqtiga uu jiro Qorshaha Baddalaadda (Conversion Plan), balse dagganahaas ma heli doono manaafacaadka ammarka dawladda hoose ee la xariira kondominiumka ama iskaashiga baddalaadda.

Hawsha Ruqsadda Baddalaadda

Su'aasha #1: **Maxay yahiin talaabadaha la xariira hawsha baddalaadda?**

Jawaabta: Inta soo socota waa soo koobidda talaabadaha ku jira hawsha baddalaadda.

- 1) Milkiilaha Wuxuu Dagganeyasha Ogeysiiyaa Xuquuqda ay Leeyahiin sida hoos timaado Ammarka Dawladda Hoose
 - a) Isticmaal foomka ogeysiiska ay soo saartay DND.
 - b) Waxaad koobiga ogeysiiska loo diray daggane kasta u dirtaa DND, iyo waxaad mashruuca ka diiwaan gelisaa DND.
- 2) Waxaa la sameyay Qorshaha Baddalaadda (Conversion Plan)
 - a) Milkiilaha dhismaha wuxuu macluumaadka ku saabsan dagganaashada siiyaa DND.
 - b) DND waxay la xariirtaa dagganeyaasha si ay u xaqiijiso xaq u yeelashada manaafacaadka baddalaadda la balaariyay.
 - c) DND iyo milkiilaha dhismaha ayaa dhamaystira Qorshaha Baddalaadda.
- 3) Waxaa la fulliyay Qorshaha Baddalaadda
 - a) DND waxay la socotaa ogeysiisyada la siiyo dagganeyaasha, iyo guuritaanka iyo hawlaha la xariira xaq loo leeyahay in la iibsado.
- 4) Milkiilaha wuxuu Ruqsadda Baddalaadda u gudbiyaa ISD
 - a) ISD waxay la xariirta DND si ay u hesho warqadaha ku saabsan in lala kulmay sharuudaha Qorshaha Baddalaadda (Conversion Plan).
 - b) ISD waxay bixisaa ruqsad, u ogolaata iibinta guri ama guryo.
- 5) Milkiilaha iibiya guryaha

Su'aasha #2: **Maxay yahay shardiga ay isticmaali doonto Waaxda Adeegyada Fattashaadda (Inspectional Services Department) (ISD) si ay go'aan uga gaarto haddii loo baahan yahay in la soo saaro ruqsad?**

Jawaabta: DND waxay talo u soo jeedin doontaa DND taasoo ku saleysan haddii milkiilaha uu keenay dhamaan warqadaha laga codsaday, buuxiyay sharuudaha Qorshaha Baddalaadda (Conversion Plan), ama uu si kale u hoggaansamay dhamaan qodobada Ammarka Dawladda Hoose ee la xariira Kondominiumka iyo Iskaashiga Baddalaadda (Condominium and Cooperative Conversion Ordinance).

Su'aasha #3: **Ma dhacaan Ruqsadaha Baddalaadda qaar?**

Jawaabta: Haa. Haddii milkiilaha hantida uusan gadin guriga uu baddalay muddo labo sanno gudahooda laga bilaabo marka uu Ruqsadda Baddalaadda (Conversion Permit), ka qaato Guddiga (Board), ruqsadda ma shaqeyn doonto. Intaas kaddib, haddii arjiilaha ku guuldareysto in uu soo uu heshiiska sare u gudbiyo Diiwaan Gelinta Heshiisyada (Registry of Deed) muddo hal sanno gudaheeda laga bilaabo marka uu helo Ruwadda Baddalaadda, ama haddii heshiiska sare ama qodobada la saaray qodobada ururka kaddibna hantida aysan ahayn kondominium ama iskaashato, markaa ruqsadda ma shaqeyn doonto.

Ammarka Dawladda Hoose (Ordinance) waxaa laga heli karaa halkaan:
boston.gov/condominium-and-cooperative-conversion-ordinance

Fadlan si xor ah u soo wac 617-635-3880 ama emayl u dir CondoCoop@boston.gov haddii aad wax su'aalo ama walaac ah qabtid.