

FOOMKA OGEYSIISKA DAGGANAHA
(U gudbi daggane kasta)

Taariikhda: _____

Magaca Dagganaha: _____

Cinwaanka: _____

Nambarka Qeybta: _____

Ujeedada warqadaan waxay tahay in lagu ogeysiyo in milkiilaha hantida, _____, ku talo jiro in uu gurigaada iyo sida suurtoogalka ah guryo kale oo ku yaal dhismahaada u baddalo kondominium ama guryaha iskaashatada. Milkiilaha hantidaada waa in uu soo dalbado iyo in uu ogolaasho ka qaato Xafiiska Sugidda Guriyeynta (Office of Housing Stability) ("OHS") ee Magaalada Boston, iyo waxaa laga rabaa in uu dalbado iyo in uu qaato ruqsadda baddalaadda kondominiumka iyo iskaashiga ka hor inta aan la iibinin guriga. Waxaad leedahay xuquuq sida hoos timaado Ammarka Dawladda Hoose ee la xariira Baddalaadda Kondominiumka iyo Iskaashiga ee Boston (Boston Condominium and Cooperative Conversion Ordinance), kana mid ah xaqa aad u leedahay Ogeysiisnaan. Hoos waxaa lagu sharaxay xuquuqdaada.

Xaqa aad u Leeyahay Ogeysiis Habboon

Ogeysiisnaan waa in laguugu soo gaarsiiyo mid ka mid ah siyaabaha soo socdo: qof ahaan loona yeelo marqaati ama in dagganaha aqoonsado in la soo gaarsiiyay, in laguugu soo diro boostada la xaqiijiyay ama la diiwaan geliyay, in la codsado resiidka laga soo celiyo warqadaha la diro, ama in gacanta uu kuugu keeno ku xigeenka sheriffka ama askari.

Taariikhda loo haysto in la lagu "siiyay" ogeysiiska waa taariikhda qof ahaan ogeysiiska lagu keenay ama taariikhda uu dagganaha helay ogeysiiska kaddib marka loogu diro boostada la xaqiijiyay ama la diiwaan geliyay, lana codsaday resiidka la soo celiyo, ama taariikhda uu kuu keeno ku xigeenka shariifka ama askari.

Xaqa aad u Leedahay in aad sii Dagganaatid (Muddada Ogeysiiska)

Waxaad xaq u leedahay in aad ku sii jirtid guriga aad kireysatay muddo hal sanno laga bilaabo taariikhda aad heshay Ogeysiisnaan, ama ilaa laga gaaro dhamaadka muddada kirada, hadba midkii badan, ka hor inta aan lagaa dalbanin in aad ka guurtid guriga. Haddii aad tahay waayeel, qof itaal darran, ama ku soo galo dakhli yar/dhexdhexaad, waxaad xaq u leedahay in aad daggane ahaan u sii dagganaatid guriga aad kireysatay muddo shan sanno laga bilaabo taariikhda aad heshay ogeysiiska, ama ilaa laga gaaro dhamaadka heshiiska kirada, hadba midkii badan, ka hor inta aan lagaa dalbanin in aad ka baxdid guriga lagu siiyay. Waxaad xaq u leedahay muddadaan ogeysiiska haddii heshiiskaada kirada yahay kiro ama aad ku daggan tahay bil-bil. Haddii aad tahay waayeel, qof itaal darran, ama ku soo galo dakhli yar/dhexdhexaad, fadlan ogeysii milkiilaha hantidaada.

Haddii milkiilahaada muran ka keeno in aad adiga tahay qof waayeel ah, qof itaal darran, ama qof dakhligiisa yar yahay/dhexdhexaad yahay, waxaad u baahan tahay in aad iyaga tustid xaqijinta xaaladda aad ku sugan tahay.

Hoos waxaad ku arki doontaa sifooyinka laga bixiyay dakhliga itaal darrida, dakhliga 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 shaqeeyo; ama (2) si dhab ah u yareyso guriga ku habboon qofka noocaas ama (3) la kulma itaal darrida la xariirta qodobada ku jiro sifeynta "dadka itaalka darran ee dakhliga yar" ee G.L. c. 121B § 1, hase ahaatee xaaladda ku tiirsanaanta qamrada ama maado kasta oo la kantaroolo in aysan aasaas u noqonin 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/Dhexdhexaad: Haddii isgugeynta dakhliga ee dhamaan dadka ku daggan guriga, ee iskudarka dakhligooda 12dii bil la soo dhaafay ee ka horeysay taariikhda la siiyay ogeysiiska ama ay ahayd in la siiyo, ka yareed 80% Dakhliga Dhexe Xaafadda marka la fiiriyo tirada reerka, markaas reerka waxaa lagu tilmaamaa "Dakhli Yar/Dhexdhexaad." Fiiri jadwalka hoose si aad u ogaatid tilmaamaha dakhliga.

Inta ugu Badan Dakhliga Yar/Dhexdhexaad (80% Dakhliga Dhexdhexaadka Xaafadda)	
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

Xaqa Dheereynta Sharuudaha Heshiiska Kirada

Haddii muddada halka-sanno ama shanta-sanno ee kor la tixraacay ka badan tahay muddada aad daggan tahay kuna jirtid heshiiska kirada, markaas milkiilaha hantida **waa** in uu kuu dheereeyo muddada aad daggan tahay si loo waafajiyo dhicidda muddada ogeysiiska.

Xaqa Loo Leeyahay in la iibsado

Waxaad xaq u leedahay in aad iibsatiid gurigaada kirada ka hor inta aan loo gudbinin suuqa. Waxaa lagu siin doonaa fursad aad guriga ku iibsatiid qodob iyo sharuudo oo sida la taaban karo la mid ah ama ka sii fican kuwa uu milkiilaha hantida uu rabo in uu kaga iibiyo dadweynaha ama dhinac saddaxaad. Haddii gurigaada meesha laga saaro, ha la dumiyo ama ha lagu darro guri kale, weli waxaad xaq u leedahay in aad guri ka iibsatiid hantida la baddalay. Haddii ay jiraan in ka badan hal daggane oo raba isla guryahaas, Magaalada waxay qaban doontaa bakhtiyaanasiib si loo ogaado cidda iibsan karto guryaha. Si aad u heshid macluumaad badan oo ku saabsan fasalada iyo brograamyada iibsiga guryaha, la xariir Xarunta Guriga Boston (Boston Home Center), telefoonka 617-635-4663.

Xaqa Loo Leeyahay Manaafacaadka Guurista

Haddii aadan iibsaniin guriga aad kireysatay ama aadan iibsaniin guri kale oo ku yaal dhismaha, waxaad xaq u leedahay in lagu siiyo lacagta guuritaanka oo ah \$10,000.00 halkii guri ama \$15,000.00 halkii guri haddii aad tahay waayeel, qof itaal darran, ama ku soo galo dakhli yar/dhexdhexaad ah haddii aad ka baxdid guriga muddada Ogeysiiska gudaheeda. Waa in la bixiyo lacagaha guuritaanka muddo toban maalin gudahooda kaddib marka aad ka baxdid guriga. Hase ahaatee, haddii aad u baahan tahay in lagu soo hor mariyo maaliyaddaan si aad u guurtid, waxaa dhici karto in milkiilaha u toos lacagaha u siiyo shirkaddaada guuritaanka, wakiilka iibinta dhismooyinka, hay'adda keydinta ama milkiilaha cusub ka hor inta aadan guurin marka aad codsatiid iyo marka aad iyaga siisid xaqiijinta abarmankaada cusub.

Xaqa Loo Leeyahay in aad soo Afjartid Dagganaashadaada

Waxaad xaq u leedahay in aad soo afjartid heshiiskaada kirada, ciqaab la'aan, haddii aad ogeysiis siisid milkiilaha ugu yaraan soddon (30) maalin ka hor inta aadan ka bixin. Milkiilahaada hantida ma soo afjari karo dagganaashadaada waqtiga ogeysiiska marka laga reebo bixin la'aanta kirada ama marka si la taaban karo loo jebiyo heshiiska.

Xaqa Kaalmada Raadinta Guriyeynta

Dagganaha waayeelka ah, itaalka darran, ama soo galo dakhli yar/dhexe wuxuu xaq u leeyahay in uu kaalmo ka helo milkiilaha hantida si loogu helo abarman la mid ah gudaha Boston iyo, haddii dagganaha uu codsado, isla xaafadda Magaalada Boston meesha uu dagganaha daggan yahay, oo kiro ah taasoo la'eg ama ka yar kirada uu dagganaha ka bixiyo guriga waqtiga la soo gaarsiiyay ogeysiiska.

Cusboneysiinta Muddada Ogeysiiska

Waxaad xaq u leedahay in aad xor ka ahaatiid in lagu geysto carqalad aan macquul ahayn iyo in aan lagaa faragelinin raaxada xassilonida taasoo ka dhallata dayactirka, hagaajinta, horumarinta uu sameeyo milkiilaha hantida muddada ogeysiiska.

Xaqa Loo Leeyahay Codsiga Dhageysiga

Haddii ay dhacdo in dhinac (daggane ama milkiile) dareemo in dhinaca kale uusan u hoggaansamin sharuudaha Ammarka Dawladda Hoose ee ku saabsan Kondominiumka iyo Baddalaadda Iskaashatada (Condominium and Cooperative Conversion Ordinance), wuxuu dhinaca codsan karaa in la dhageysto dacwadiisa lana horgeeyo Xafiiska Sugidda Guriyeynta (Office of Housing Stability) ama Waaxda Adeegyada Fattashaadda (Inspectional Services Department), hadba midkii lagu dabaqi karo. Waa in uu yimaado dhinaca codsaday dhageysiga, iyo wuu imaan karaa dhinaca kale. Labada dhinacba waa la ogeysiin doonaa dhageysiga noocaas. Marba haddii la qabto ballan, waa lagu soo sheegi doonaa goobta, waqtiga iyo taariikhda la qaban doono dhageysiga. Fadlan la xariir 617-635-3880 haddii aad qabtid su'aalo ku saabsan ballaminta dhageysiga u hoggaansamida ama **haddii aad u baahan tahay turjubaan.**

Ammarka Dawladda Hoose ee ku saabsan Kondominiumka iyo Baddalaadda Iskaashiga (Condominium and Cooperative Conversion Ordinance) waxaa laga heli karaa bogga internetka Magaalada Boston: boston.gov/condominium-and-cooperative-conversion-ordinance. Waxaa kaloo lagu siin doono koobi haddii aad codsatid.

Haddii aad qabtid su'aalo ama arrimo, fadlan wac telefoonka 617-635-3880 ama email u dir condocoop@boston.gov.