

**LEGISLATIVE DIGEST**

[Administrative Code - Extending Restrictions of the Apartment Conversion Ordinance to Corporate-Sponsored Short Term Occupancies; Allowing Civil Actions by Certain Non-Profit Entities]

**Ordinance amending the San Francisco Administrative Code Chapter 41A to extend the restrictions against converting apartment units to short-term occupancies to tenants or guests of corporate entities that rent such apartments; allowing civil actions to be brought by certain non-profit entities; and making environmental findings.**

Existing Law

Administrative Code Chapter 41A prohibits the occupancy of an apartment unit for less than thirty days, which is defined as a tourist or transient use. Chapter 41A provides both civil remedies and criminal penalties for violations, and authorizes the Director of Building Inspection to enforce the provisions of Chapter 41A. The ordinance also permits a permanent resident of a building, where unlawful tourist or transient use is alleged to occur, to institute proceedings for injunctive and monetary relief for a violation of Chapter 41A.

Amendments to Current Law

This Ordinance specifies that even where a business entity may have a long term lease for an apartment unit, if the business entity leases or permits the use of the apartment unit for less than 30 days, such activity is illegal under Chapter 41A. In addition, the amendments permit a non-profit organization, which has the preservation or improvement of housing as a stated purpose in its articles of incorporation or bylaws, to institute proceedings for injunctive and monetary relief for a violation of Chapter 41A.