



SAN FRANCISCO PLANNING DEPARTMENT

New Administrative Code Amendment Summary: Regulate the Conversion of Large Tourist Hotel Rooms into Condominiums

Code Change: Administrative Amendment with Planning Implications
Case Number: Board File No. 08-1564 (14-09 adopted Ordinance)
Initiated By: Supervisor Peskin
Effective Date: February 16, 2009

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The Way It Was:

Prior to Spring 2008, the conversion of Large Tourist Hotel Rooms into condominiums was reviewed in a limited manner by the Planning Department. Previously the Department reviewed the subdivision application only.

The Way It Is Now:

In March 2008 the Board of Supervisors adopted the Large Tourist Hotel Conversion Ordinance (Administrative Code Chapter 41F). As amended in January 2009, the Ordinance regulates the conversion of Large Tourist Hotel Rooms into condominiums or other ownership structures that reduce the City's inventory of large tourist hotel rooms. Large Tourist Hotels are tourist hotels with 100 or more rooms. Capitalized words in this document are further defined in the Ordinance. This document is intended to be a concise summary. The [full text](#) of the Ordinance, as amended, is available.

The Ordinance provides for conversion of up to 550 Large Tourist Hotel Rooms prior to November 1, 2010. Beginning in 2010, the Planning Department will hold a Lottery for additional Conversions, but only if statutory preconditions are met.

The Department has posted an explanatory webpage for the Large Tourist Hotel Conversion Ordinance at http://www.sfgov.org/site/planning_index.asp?id=81515

This webpage includes the complete Ordinance, the adopted Baseline Inventory of Large Tourist Hotel Rooms, an application to convert Large Tourist Hotel Rooms, and the queue for the initial 550 conversions.

Board File No. 081564	Ord. No. 14-09	Amendment to Administrative Code – Section 41-F Read Text of Full Ordinance at: http://www.sfgov.org/site/uploadedfiles/bdsupvrs/ordinances09/o0014-09.pdf
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