



**COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA)
AMORTIZATION SCHEDULE**

In amortizing capital improvements, the following schedule shall be used to determine the amortization period of the capital improvements. The addition or modification of each item may be eligible in whole or in part to be a capital improvement. In the event that an addition or modification not listed below is determined to be a capital improvement, the Hearing Officer or Rental Housing Committee shall determine the amortization period.

Item	Years
Appliances	
Refrigerator	5
Stove	5
Water Heater	5
Structural Repair and Retrofitting	
Foundation Repair	10
Shear Wall Installation	10
Foundation Replacement	20
Foundation Bolting	20
Masonry-Chimney Repair	20
Electrical Repair	
Electrical Wiring	10
Elevator	20
Fire Detection and Suppression	
Fire Alarm System	10
Fire Escape	10
Fire Sprinkler System	20
Flooring	
Subfloor	10
Fencing to Comply with MVMC	
Chain Link	10
Wrought Iron	10
Wood	10
Heating	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Lighting	
Exterior	5
Interior	10
Plumbing	
Shower Doors	5
Fixtures	10
Pipe Replacement	10
Re-pipe Entire Building	20

Item	Years
Roofing	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Other	
Windows	5
Locks	10
Sidewalks/Walkways	10
Stairs	10