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Public Comments on Proposed Guidance; Request for Comments: Private Transfer Fee Covenants:=====

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Hello,

I currently live in Linden Tower #6 coop at Flushing, Queens. First of all, I like to say that I am agreeing with your proposal. I live in a one bedroom coop apartment. When I bought this apartment in 2005, flip tax was \$30 per share. I owned 316 share. Flip tax was increased to \$50 per share in 2009. That is \$15,800 I will have to pay back to coop when I sell this apartment. I paid \$115,000 for the apartment when I bought. The apartment really cost now is \$130,800. The truth cost is always \$50 per share more than what the buyer pays for. However, \$50 per share is not going to be always stayed. It can and will increase. The point is Flip tax always makes the home ownership price goes up. Flip tax is only solely beneficial to developer. It does not benefit to seller, buyer, or the market. The truth maintenance costs should come from maintenance fee. Without the flip tax, we can keep the market price low and affordable. Please make it into law immediately. Thanks.