

**Alameda Association of REALTORS®**  
**LOCAL ADVISORY SUPPLEMENT**  
**FOR RESIDENTIAL PROPERTIES LOCATED IN THE CITY OF ALAMEDA, CALIFORNIA**



This Alameda Local Advisory is in addition to the Real Estate Transfer Disclosure Statement required by Civil Code 1102, et. seq., and dated \_\_\_\_\_ between \_\_\_\_\_ (Buyer) and \_\_\_\_\_ (Seller), for the real property located at \_\_\_\_\_.

This Advisory consists of several disclosures and disclaimers regarding the purchase of real property located in the City of Alameda. It is intended as a supplement to the Transfer Disclosure Statement, as well as other advisories provided to the Buyer, including but not limited to: The Statewide Buyer and Seller Advisory and the Natural Hazards Disclosure. It is not a substitution for appropriate inspections and investigations on the part of the Buyer.

The Alameda Association of REALTORS® does not warrant or guarantee the accuracy of the information contained in this Advisory or the adequacy of the information contained herein as it relates to a specific real property transaction.

**1. MARKET CONDITIONS:** Real estate markets can change quickly and unpredictably. It is impossible to predict what the market conditions will be at any given time. If Buyer is concerned about the market conditions existing at the time of their offer, it is recommended that the Buyer consult with an appraiser. While real estate agents can provide comparative market analyses, they do not provide values of property. Buyers should recognize that a value may decline after the purchase of a Property.

**2. Private Sewer Lateral – Effective January 1, 2015:** Alameda Sewer Lateral Ordinance background:

- In 1988 the Alameda Sewer Lateral Ordinance was adopted by the City of Alameda.
- From 1988 through July of 2012 a replacement is valid for 25 years. A test is valid for 7 years.
- After July 2012 a replacement is valid for 20 years. A test is valid for 7 years.

**Effective January 1, 2015** Alameda is a participant of the EBMUD Regional Private Sewer Lateral Program. All Alameda properties are required to be in compliance.

For program requirements, visit [www.EastBayPSL.com](http://www.EastBayPSL.com) to see the East Bay Municipal Utility District’s Regional Private Sewer Lateral Program AND visit the City of Alameda’s website [www.AlamedaCA.gov](http://www.AlamedaCA.gov) under Departments/Public Works for the Private Sewer Lateral Program.

**3. SOILS DRAINAGE:** Some real property in Alameda suffers from drainage and soils issues, which can lead to settlement affecting the structural integrity of a home. Occasional heavy rains, high water tables, and variations in yard elevations, can also cause standing water and poor drainage. Buyers should consult with appropriate experts regarding any concerns. *Buyers are also referred to the City of Alameda at (510) 747-4700.*

**4. HIGH WATER TABLES:** Some parts of Alameda have high water tables that can cause mold growth and affect the stability of soil and/or foundation. In addition, high water tables may affect the use and enjoyment of the surrounding land, particularly during months of heavy rain. Buyer should consult the appropriate experts to help evaluate the effect of high water tables on the property and when necessary consider drainage modifications to protect the structure.

*This information is deemed reliable, but not verified or guaranteed.*

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Buyers Initials (\_\_\_\_) (\_\_\_\_)

Sellers Initials (\_\_\_\_) (\_\_\_\_)

Property Address: \_\_\_\_\_

**5. WATER INFORMATION:** Many properties are impacted by water, including but not limited to creeks, ponds, lakes, culverts, and underground aquifers. Buyer should investigate the possibility of flooding and/or water intrusion or other nuisances. Buyer is encouraged to check with the appropriate experts. For further information, *contact the City of Alameda at (510) 747-4700*. In addition, U.S. Fish and Game Department may have jurisdiction over some water sources.

**6. WATERFRONT PROPERTIES:** Properties adjacent to the Oakland Inner Harbor Canal or San Leandro Bay may have buildings, fences, seawalls, boat docks, or other structures that may be encroaching on or over Federal Property with or without appropriate permit(s). *For more information, contact the Alameda Community Development Department at (510) 747-6850.*

**7. BUILDINGS CONSTRUCTED PRIOR TO 1942 AND/OR DESIGNATED HISTORICAL SITES:** Any Property constructed prior to 1942, as determined by City of Alameda records, may not be demolished or removed without the approval of the Historical Advisory Board. Further, some properties have been deemed to have historical merit and have been placed on the Historical Building Study List. Restrictions on modifications or repairs to these properties can apply. *For more information, contact City of Alameda Community Development Department at 510-747-6850, or Buyers may consult with a property historian.*

**8. SOFT STORY ORDINANCE:** Multi-unit residential apartment and condominium buildings with five (5) or more residential units, containing a soft, weak, or open front ground floor, may be designated as potentially hazardous in the event of an earthquake. The City of Alameda has identified and maintains a list of such properties. Buyers should contact the City of Alameda Community Development Department to determine if the property is on the Soft Story list and what further action is required. *For more information contact the City of Alameda Community Development Department at (510) 747-6850.*

**9. PERMITTING, ZONING AND OTHER USE RESTRICTIONS:** Some improvements to property may have been undertaken without required permits or approvals from the City of Alameda. Such improvements can include, but are not limited to the following: repairs; additional rooms; room conversions; garage conversions; living units (“granny units”); or other construction. If such improvements are not approved by the City of Alameda, including the obtaining of appropriate permits, significant penalties could apply to the property owner, including monetary fines or orders by the City to remove the improvements and restore the property to its original condition. Such improvements can also create zoning violations.. It is recommended they consult with the appropriate experts to investigate this issue. **Real estate agents are not required under the law to obtain building records from the City.** *It is recommended that a Buyer investigate the status of permitting and zoning with the City of Alameda Community Development Department, (510) 747-6850.*

**10. THE CITY OF ALAMEDA RENT REVIEW ADVISORY COMMITTEE:**

As of 03-31-2016, the City of Alameda has adopted a Rent Stabilization and Eviction Limitation Ordinance. For more information and/or clarification, visit the City of Alameda or Alameda Housing Authority websites:

<http://www.alamedarentprogram.org/home>

[http://www.alamedahsg.org/comm\\_house\\_resources/rent\\_ordinances.html](http://www.alamedahsg.org/comm_house_resources/rent_ordinances.html)

**11. RENTAL AND INCOME PROPERTIES BUSINESS TAX:** The City of Alameda imposes a Business Tax on rental properties. The current cost is \$20 annually for each rental unit, however, fees may change at any time. Single family units on an existing parcel of record are exempt. This tax is based on the number of rental units. *For more information, contact the City of Alameda Finance Dept. (510) 747-4881.*

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**12. UNDERGROUND FUEL/OIL TANKS:** An underground storage tank built to contain heating fuel/oil or other petroleum products may exist on or near the property. Fuel tank permit records are available from the early 1900's. They identify properties for which fuel tank permits were issued. Some properties may have fuel tanks without an issued permit. *For more information, contact City of Alameda Fire Dept. (510) 337-2100 and/or contact the State of California Geological Survey at (916) 445-1825.*

**13. AUTOMATIC GAS SHUTOFF VALVES:** The City of Alameda requires all buildings that have natural gas service shall have an automatic gas shutoff valve installed if either of the following situations exists:

- a) The Property is being sold **OR**
- b) The homeowner has been issued a permit for gas piping.

*For more information, please contact City of Alameda Community Development Department at (510)747-6850.*

**14. INSPECTION FOR PERMITS:** Permit inspections periods could take at least two or more weeks to be completed. To prevent any delays to escrow and prevent any possible monetary loss, plan accordingly for the automatic gas shutoff valve requirement, EBMUD PSL testing, etc. signoffs. *For more information, contact the Alameda Community Development Department (510) 747-6800.*

**15. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND HOMEOWNERS ASSOCIATIONS:** Real estate agents are not obligated to review all of the documents from the HOA, interpret them and/or explain them to Buyers. It is the Buyer's obligation to review them carefully and consult with the appropriate expert.

**16. BAY FARM ISLAND RECLAMATION DISTRICT:** Homes located in Harbor Bay Isle may have fees assessed by the City of Alameda for maintenance. *For more information, contact City of Alameda Community Development Department at (510) 747-6850.*

**17. LEASE LAND:** Some properties located on the water are owned by the City of Alameda and leased to the owners. The property owners do not have ownership rights to this property. Buyer is advised to review the title report to confirm whether any land is leased and *contact the City of Alameda, Economic Development Division at (510) 747-6890.*

**18. ALAMEDA POINT AND PROXIMITY TO FORMER AND CURRENT MILITARY ORDNANCE LOCATIONS:** Alameda Point and Coast Guard Facility at Coast Guard Island have been, or are currently, military ordnance locations (military training grounds which may contain explosives and/or hazardous wastes). *For more information, contact the City of Alameda (510) 747-4700 or the United States Coast Guard at Coast Guard Island Administration at (510) 437-5371.*

**19. INDUSTRIAL ZONE:** Most Alameda Property is located within one mile of an industrial zone. Such zones may create nuisances including, but not limited to, noise, debris and dust. Buyers are encouraged to investigate the neighborhood where the property is located. *For more information, contact the City of Alameda Community Development Department at (510) 747-6850.*

**20. AIRCRAFT NOISE:** Alameda is adjacent to the Oakland International Airport and across the bay from the San Francisco International Airport. Aircraft can have a certain level of noise and flight patterns are subject to change. *For more information, contact Oakland Airport (510) 563-6463, City of Alameda (510) 747-4700, CLASS (510) 214-8280 and/or the San Francisco Airport at(650) 821.8211.*

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**21. PUBLIC SCHOOLS:** It is possible that students residing at the property may not be attending the nearest elementary, middle, or high school. *To determine the location of the school the student will be attending, contact the administrative offices of the Alameda Unified School District (510) 337-7000.*

**22. PARKING ADVISORY:** Parking of vehicles both on and off street is governed by city code and/or homeowner's association rules and regulations. Parking could be restricted. Buyers should thoroughly review all documents related to parking. *For more information, contact the City of Alameda Community Development Department at (510)747-6850 and if applicable, the appropriate HOA.*

**23. BEDROOM DEFINITIONS:** The number of bedrooms a property contains is subject to different and occasionally contradictory definitions. County tax records often indicate the number of bedrooms recorded in the county's tax assessor's office. Owners and residents of a property may describe a room as a bedroom according to how the room is used or could be used. While there is no statewide definition of a bedroom, California Building Code provides requirements for "Sleeping Rooms." Discrepancies in bedrooms could be a result of work performed by an owner without permits. Further, the City of Alameda's *Community Development Department* follows the California Building Code requirements. Buyers are advised to consult with the City of Alameda *Community Development Department* at (510)747-6850.

**24. PROTECTED TREES:** In Alameda, certain types of trees and trees in certain locations are protected and may not be removed without a certificate of approval from the Historical Advisory Board. *For more information contact the City of Alameda Community Development Department at (510) 747-6850.*

**25. SECONDHAND SMOKE ORDINANCE:** Smoking is prohibited in common areas and within the units of multi-unit complexes, consisting of two (2) or more units. The ordinance also applies to individually-owned, attached units in common interest complexes, including but not limited to condominiums, stock cooperatives and planned developments. Smoking is also prohibited in commercial areas, public parks, beaches, and malls. *For more information, contact the City of Alameda at (510) 747-4700.*

THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF THIS four (4) PAGE DOCUMENT.

\_\_\_\_\_ Dated: \_\_\_\_\_ Dated: \_\_\_\_\_  
Buyer Seller

\_\_\_\_\_ Dated: \_\_\_\_\_ Dated: \_\_\_\_\_  
Buyer Seller