

City of Oakland

City Information

- City Website: [City of Oakland](http://www.cityofoakland.org)
- Zip Codes: 94577, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94615, 94617, 94618, 94619, 94621
- Population: 390,724
- Median household income: \$51,683
- Oakland Chamber of Commerce: (510) 874-4800 or <http://www.oaklandchamber.com/>

Housing Information

- Housing units: 169,710
- Percent of housing stock that is Single-Family Detached Homes: 48.1%
- Homeownership rate: 41%
- Average persons per household: 2.5

Top 10 Largest Employers

<i>Employer</i>	<i>Employees</i>
Kaiser Permanente	10,914
Oakland Unified School District	7,664
State of California	7,480
Alameda County	6,218
City of Oakland	5,082
Alta Bates Summit Medical Center	3,623
Children's Hospital & Research Center	2,600
Internal Revenue Service	2,500
Southwest Airlines	2,100
Peralta Community College District	1,420
FedEx	1,300

Public School District K-12

- Oakland Unified School District (510) 434- 7790 or <http://www.ousd.k12.ca.us/>

Source: U.S. Census Bureau: State and County QuickFacts website 01/07/14. For more demographic information on the City of Oakland visit: [Oakland QuickFacts](#)

For-Sale and Open House Sign Regulations

- Open house signs may not obstruct any public right of way.
- For more information contact the Planning and Zoning Office at (510) 238-3911 (press 2)

Time-of-Sale Requirements

- **Regional Private Sewer Lateral Ordinance:** The City of Oakland requires sewer lateral inspections prior to a home being sold. Additionally, inspections also are required for remodeling projects of \$100,000 or more, and when a property owner changes the size of their water meter.

This point-of-sale requirement is in response to a court order from the United States Environmental Protection Agency (EPA). The EPA is requiring the [East Bay Municipal Utilities District \(EBMUD\)](#) repair damaged sanitary sewer pipes to prevent untreated waste from being released into the San Francisco Bay. EBMUD is in turn passing the responsibility to individual property owners who will have to obtain a certificate from EBMUD showing their sewer laterals are not damaged and are connected properly.

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- **Condominium Smoking Disclosure:** All sellers of condominium units are required to disclose to prospective buyers respectively whether smoking is permitted in the unit and the smoking policy for the complex.

Potential Disclosure Issues

- **Protected Tree Ordinance:** Requires that property owners obtain a permit prior to removing Protected Trees on their property. Removing a Protected Tree without a permit can result in a special assessment against the property. For more information contact the Office of Parks and Recreation at (510) 238-PARK or (510) 238-7275 or visit: [Protected Tree Ordinance](#)
- **View Ordinance:** The City of Oakland provides a claim procedure to compel the removal of trees that may obstruct private views and which existed at the time the claimant acquired his or her property. Certain trees that are part of the natural habitat are exempt from this code. The City does not take an active role in these issues; rather, it encourages the private resolution of such disputes. If a view dispute cannot be resolved privately, and if a claimant prevails through court trial or judicial arbitration, a civil penalty of \$1,000 may be imposed upon the defendant. The claimant generally bears the cost of tree removal, but splits the cost with the tree owner if the tree was planted after August 5, 1990. The tree owner bears all costs if he or she fails to cooperate in a non-judicial resolution of the view dispute and if he or she receives an adverse judicial decision. For more information, contact the Tree Services Section in the Parks, Recreation & Cultural Arts Division at (510) 615-5850 or visit: [View Ordinance](#)
- **Aircraft Noise:** Some areas of Oakland are in close proximity to the Oakland International Airport. For more information call: (510) 563-3300
- **Fire Hazard Zones:** There are special fire hazard zones in the City of Oakland. For more information contact the Fire Department for Fire Hazard Zones at (510) 444-1616.
- **Earthquake Zones:** Earthquake zones exist within the City of Oakland. For more information contact the Engineering Department at (510) 238-2259.

Taxes, Bonds and Assessment Districts

- **Real Estate Transfer Tax: Total:** \$16.10/per \$1,000 property value. City Rate: \$15.00/per \$1,000 property value. County Rate: \$1.10/per \$1,000 property value.
- **Mello-Roos Tax and Special Assessment Districts:** There are many districts in the City of Oakland that have special property assessments. For information on the special assessment zones, call the Department of Finance at (510) 238-3201.
- **For Additional Information:** The Alameda County Assessor Treasurer-Tax Collector's Office may have additional information about property-specific taxes or assessments. Call: (510) 272-3787. You may look up a property by its parcel number or street address at: [Lookup Current Year Taxes](#)

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Rent Control, Rent Review and Landlord Responsibilities

- **Rent Control:** Rent increases are subject to the City's Residential Rent Adjustment Program.
- **Residential Rent Adjustment Program:** Owners must give tenants the Notice to Tenants of the Rent Adjustment Program, available from the Rent Adjustment Program office at the beginning of their tenancy, advising them of the existence and scope of the Rent Adjustment Program. Owners must provide the same Notice to Tenants with each Notice of Change of Terms of Tenancy. A notice of rent increase that is given without the Notice to Tenants is invalid, if challenged.
 - Regulations for rent-controlled units (effective August 1, 2014):
 - Only one rent increase is allowed in a twelve month period.
 - Maximum of 10% annual limit on all rent increases, unless CPI is above 10%.
 - Maximum of 30% on rent increases within a 5-year period. Rent increases above 30% in a 5-year period allowed if only CPI increases were given during 5-year period.
 - Maximum 70% of capital improvements costs can be passed through to tenants.
 - Units exempt from the Rent Adjustment Law are dwelling units which were newly constructed and received a certificate of occupancy on or after January 1, 1983.
 - Debt service as a justification for a new rent increase is eliminated.

In most cases, there is no limit on increases when a tenant moves out and a new tenant moves in. Once the new tenant moves in, the Rent Law limits future increases. For more information contact the Rent Adjustment Department at (510) 238-3721 or visit: [Residential Rent Adjustment Program](#)

- **Enhanced Noticing Requirements for All Capital Improvements (effective August 1, 2014):** After work is completed and paid for, the Owner must prepare and submit to tenant(s):
 1. Notice of rent increase
 2. Rent Adjustment Program (RAP) Notice to Tenants
 3. Summary of capital improvements:
 - With costs listed by category
 - Date improvements were completed and paid for
 - Start and end date of rent increase
 - This set of 3 documents must be filed with the Rent Adjustment Program (RAP) within 10 days of service on each tenant affected by the capital improvement.
 - Failure of Owner to provide the required set of documents invalidates the proposed capital improvement rent increase.

Owners may still file a petition with RAP for a capital improvement increase in lieu of the enhanced notice requirements.

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- **Business License Fee on Rental Property:** The property owner must also have a current Oakland Business License and be current on payment of the RAP's Service Fee. If paid on time, the landlord may charge the tenant one-half of this \$30 per-unit fee (\$15). If either the \$30 per unit fee, or the Business License tax is not paid, a landlord Petition or Response to a tenant petition may not be considered, in a rent adjustment proceeding. For more information visit: [Rent Program Service Fee](#)
- **Disclosure of Smoking Policy in New and Existing Multi-Housing:** All landlords in multi-housing complexes are required to disclose to prospective tenants whether smoking is permitted in the unit to be rented and, which units are designated smoking units and the smoking policy for the complex. [Oakland Smoking Ordinance](#)

Special Study or Planning Zones

- **New Development Zones:** Currently the City of Oakland has a number of new developments underway, in the planning or application stages. To get more information on these projects visit the City's Planning and Zoning website page at: [Oakland Citywide Projects](#)

GOVERNMENT AND COMMUNITY CONTACT INFORMATION

Department of Finance	510-238-3201
Electricity	800-743-5000
Engineering Department	510-238-2259
Fire Department	510-238-3856
Fire Hazard Zones	510-444-1616
Gas	800-743-5000
Housing & Neighborhood Development	510-238-3015
Oakland Public Schools	510-836-8582
Planning & Building	510-238-3991
Planning & Zoning Office	510-238-3437
Police Department	510-238-3544
Recycling	866-403-2683
Residential Rent Adjustment Program	510-238-3721
School District	510-879-8200
Waste Management	510-613-8710
Water	510-444-2489
Public Information	510-238-2193

Information updated: 06/25/2014