

City of Albany

General Information

- Zip Code: 94706
- Population: 19,735
- Median Household Income: \$85,458
- Housing units: 7,889
- Percent of Owner-Occupied Housing: 48.3%
- Median value of owner-occupied housing units: \$790,000
- Average persons per household: 2.49
- Median gross rent: \$2,825

Top 10 Largest Employers

Albany Unified School District
Target Store
U.S. Dept. Agriculture and Research
Golden Gate Fields
City of Albany
St. Mary's College High School
Albany Ford Subaru
Albany Bowl
The Adhesive Products, Inc.
Safeway Stores

Real Estate – Related Policies and Regulations

For-Sale and Open House Sign Regulations

One (1) real estate sign advertising 'For Sale,' 'For Lease,' or 'For Rent,' not over six (6) square feet in area, placed by an owner or his agent on his own property in any residential zone.

One (1) real estate sign not exceeding twelve (12) square feet in area, not located closer than three (3') feet to the property line, and pertaining only to the prospective sale or lease of the premises upon which the sign is to be displayed shall be permitted in all nonresidential zones, but shall contain only the name of the property owner or broker representing the property and the necessary address or phone number to which prospective purchasers shall be directed.

Time-of-Sale Requirements

Upper Sewer Lateral Program: As of January 1, 2015, the City of Albany is part of the Regional Private Sewer Lateral Program managed by East Bay Municipal Utility District (EBMUD). In the City of Albany, property owners are responsible for maintaining the upper lateral, but exceptions apply to owners of condominiums and Homeowner's Associations. Owners may voluntarily have their Private Sewer Lateral (PSL) certified at any time. It is required for the PSL to be certified if ownership/title of a property is transferred, building or remodeling is in excess of \$100,000 and if the size of the water meter is changed. Details can be found here: [Albany Upper Sewer Lateral Program](#)

Smoke Detector Ordinance: Prior to the sale of any real property, a property owner shall upgrade the smoke alarm/smoke detector system to photoelectric-only type devices.

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Potential Disclosure Issues

The potential disclosure issues and resource list below are not intended to be all-inclusive. The Alameda County Disclosures and Disclaimers Advisory is available from the Bay East Association of REALTORS®.

Energy Efficiency Program: Property Assessed Clean Energy (PACE): PACE is a financing option for property owners engaging in energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE financing is attached to the home and repaid through the property tax bill, which is transferred to subsequent owners until paid off. Albany participates in five financing programs: CaliforniaFIRST, CSCDA Open PACE, HERO Residential/Commercial, PACE Funding, and Figtree PACE Financing for residential and/or commercial properties. Information about these programs is available at: www.heroprogram.com, <http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

Sidewalk Program: Property owners within the City of Albany are responsible for maintaining in good condition the curb and sidewalk that borders their property to mitigate compromised sidewalks which can create hazardous situations. Property owners who choose to repair sidewalks are required to have a licensed contractor perform the work and obtain City permits and proper inspections. Find details at [AlbanySidewalkProgram](#).

Smoking Pollution Ordinance: In February, 2017, the Albany City Council first adopted Smoking Pollution Control ordinance prohibiting the smoking of tobacco and other substances in new multi-unit residences and on September 5, 2017, amended the ordinance to include marijuana smoke. Landlords and all condominium sellers are required to disclose this smoking ordinance to prospective buyers or renters in writing and whether smoking has been permitted in the unit. Find details at [2017AlbanySmokingOrdinance](#)

Taxes, Bonds, and Assessment Districts

Real Estate Transfer Tax: Total: \$12.60/per \$1,000 property value. City Rate: \$11.50/per \$1,000 property value. County Rate: \$1.10/per \$1,000 property value.

Mello-Roos Tax and Special Assessment Districts: Some city assessments that are determined by assessor's parcel number. Additional taxes may include Mello Roos Community Facilities tax or 1915 Bond Assessment. Current active taxes include sidewalk improvement, advanced life support, emergency medical services, supplemental library services, and a parcel tax for street paving and storm drain facility improvements. Find related information at:

<http://www.caltaxfoundation.org/city-of-albany/>

Property-Specific Information: Information regarding special taxes, assessments or bonds associated with specific properties is available from the City of Albany Finance Department (510) 528-5730; Alameda County Assessor's Office (510) 272-3787; and online at [AlamedaCountyPropertyTaxes](#)

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Rent Control, Rent Review and Landlord Responsibilities

Rental Control: The city of Albany does not have a rent control ordinance.

Rent Review Program: In March 6, 2017, the Albany City Council approved a Request for Proposal to create a rent review program, following a public workshop and staff review period held in Fall, 2016. An RFP was published May 1, 2017, seeking a rent review organization to handle non-binding mediation. Receive current updates by subscribing to the Rent Review Feasibility Study located in the “News” section at [e-notificationsAlbanyWebsite](#).

Business License Fee on Rental Property: A business license is required for all residential rental units in Albany. Rental Business Licenses cannot be transferred to new owner after sale. The annual rental business license fee is \$85.00 per unit. For more information, contact Finance Department at (510)528-5730.

- A business license is required for all residential rental units in Albany, defined as ‘a room or suite of two or more rooms which is occupied or which is intended or designed to be occupied by not more than one (1) family, providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation and for which rent is asked, paid or received.’ This includes, but is not limited to, apartments, single-family houses, cottages, and/or buildings having two (2) or more apartment units, condominiums, flats or in-law units.
Annual per Unit Fee: \$85.00.
- **Fire Inspection Fee:** Buildings with three or more residential units are subject to a Fire Department Administrative Fee and Fire Inspection Fee, along with the regular Rental Business License Fee.

Special Study or Planning Zones: None.

Additional Information

Dog Licenses: Every dog owner must license any dog which is four months or older and licenses must be renewed annually. Find more information at: [AlbanyPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$18.65	\$35.70	\$44.50
Sterilized	\$9.30	\$17.85	\$22.25

- Senior Citizens (62+) Pet License Discount Eligible; Service Dogs exempt
- Replacement Tags - \$7.60 Dog Tag Replacement Fee

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City of Albany Resources

Building Division		510-528-5760
Business License		510-528-5730
Cable and/or Phone	XFINITY from Comcast	844-246-9494
Cable and/or Phone	AT&T U-verse	855-369-6101
Electricity	PG&E	510-748-3901
Environmental Services		510-528-5754
Finance Department		510-528-5730
Fire Department		510-528-5770
Garbage	Waste Management Services	510-613-8710
Gas	PG&E	800-743-5000
Housing Authority	Housing Authority of the County of Alameda (HACA)	510-538-8876
Permit Dept		510-528-5760
Planning/Zoning Dept		510-528-5760
Police Department		510-525-7300
Sheriff Department		510-525-7300
Public Works		510-524-9543
Recycling	Waste Management Services	510-613-8710
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of Albany](http://www.cityofalbany.org/)
- Albany Chamber of Commerce: <http://albanychamber.org/>
- Albany Unified School District: <http://www.alameda.k12.ca.us>
- Housing Authority of the County of Alameda <http://www.haca.net/>
- East Bay Rental Housing Association <http://ebrha.com/property-owners/>
- U.S. Census Bureau: [AlbanyQuickFacts](http://www.census.gov/quickfacts/)

DISCLAIMER: The information provided herein is current as of the date below. The intention of this document is to increase awareness and should not be considered a comprehensive list since all information may not be known to Bay East Association of Realtors or may have changed since publication. Bay East recommends real estate professionals contact local officials to determine current codes, regulations, practices and policy requirements. Document Update: November, 2017