

City of Emeryville

General Information

- Zip Codes: 94608, 94662
- Population: 11,671
- Median household income: \$69,329
- Housing units: 6,646
- Percent of Owner-Occupied Housing: 38.2%
- Median Value Owner-Occupied Housing 2011 – 2015: \$327,700
- Average persons per household: 1.74
- Median gross rent, 2011 – 2015: \$1,743

Largest Employers

Pixar
Grifols Diagnostic Solutions
AC Transit
Oaks Card Club
Clif Bar & Co
LeapFrog
IKEA
AAA of Northern Ca, Nevada, Utah
Novartis (Chiron)
Peet's Coffee & Tea

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

The following sign requirements are guided by the Emeryville Municipal Code. Find detailed requirements and ordinance language at: [EmeryvilleMunicipalCode/Signs](#).

On-Site Real Estate Signs:

- Display no more than one (1) real estate sign per lot in the RM Medium Density Residential zone, or one (1) real estate sign per public street frontage per lot in other zones at any one time;
- Signs shall not exceed an aggregate area of six (6) square feet in the RM Medium Density Residential zone or eighteen (18) square feet in all other zones.
- Wall signs shall not be higher than seven feet (7') above finished grade to the top of the sign in the RM Medium Density Residential zone or fifteen feet (15') in all other zones. Ground signs shall not exceed five feet (5') in height to the top of the sign in the RM Medium Density Residential zone or six feet (6') in height in all other zones.
- Signs shall not be illuminated or be placed on rooftops or above parapet or eave lines.
- All signs removed within seven (7) days after the sale, lease, or rental is completed.

Directional Signs for Open Houses:

- Off-site signs located on the public sidewalk for "open house" events or viewing lots, premises, dwellings or structures for sale, lease, or rent are regulated by [Chapter 34 of Title 5](#).
- No sign may be permanently affixed to the sidewalk, nor be chained, bolted, or otherwise attached to any bus shelter, bench, street light, utility pole, news rack, fence, tree, shrub, or other plant. Signs on public sidewalks shall be placed so as not to damage the sidewalk.

- Signs may not be placed in the roadway or in or on any median in the roadway.
- Permitted signs shall only be placed on sidewalks, not on any other public property.
- Signs must be placed on sidewalks so as to allow for a minimum for four feet (4') clear path of travel, and not placed on access ramps or within four feet (4') of the curb return of wheelchair ramp.
- Signs shall not be illuminated, nor have balloons, pennants, flags, or streamers attached.
- Signs shall be no wider than four feet (4') and no higher than three feet (3') per display side, and have no more than two (2) display sides.
- Signs may be displayed only from the hours of 8:00 a.m. through 6:00 p.m. daily and removed during non-display hours.
- Violators of this chapter shall incur convictions and fines as specified in the ordinance. After the third conviction, any repeat violation within one year may be charged as a misdemeanor.

Time-of- Sale Requirements

Regional Private Sewer Lateral Ordinance: The City of Emeryville requires property owners to obtain a certificate from EBMUD indicating their PSLs are without defects and have proper connections prior to the property being sold. Inspections also are required for remodeling projects of \$100,000 or more, and when a property owner changes the size of their water meter. Program details are available at: [EBMUD Private Sewer Lateral Program](#)

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 Financing - Property Assessed Clean Energy (“PACE”): PACE financing is available to property owners engaging in energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE financing is attached to the home, repaid through the property tax bill, and is transferred to subsequent owners until paid off. Emeryville participates in the CaliforniaFIRST Program. Information is available at: <http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

Water Efficient Landscape Ordinance: This ordinance establishes water efficient landscaping requirements for new and rehabilitated landscapes to foster efficient water use and prevent water waste while ensuring high quality landscapes. This applies to landscapes for public agency projects and private development projects with a landscape area equal to or greater than 500 square feet. Ordinance details are available at: [EmeryvilleWaterEfficientLandscaping](#)

Zoning: Many residential developments in Emeryville are “Mixed Use” which means they include both residential and commercial uses in the same buildings. For building-specific non-residential uses or related zoning or planning issues, contact Emeryville Planning Department (510) 596-4361.

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$13.10/per \$1,000 property value. City Rate: \$12.00/per \$1,000 property value. County Rate: \$1.10/per \$1,000 property value.

Assessments and Additional Information: The City of Emeryville currently has an EMS assessment of \$12 annually. Property-specific tax and assessment information is available from The Alameda County Assessor’s Office (510) 272-3787 or search by address or parcel number online at [AlamedaCountyPropertyTaxes](#)

Rent Control, Rent Review and Landlord Responsibilities

Rent Control: The City of Emeryville does not have a rent control ordinance.

Business Tax on Rental Properties: The City of Emeryville requires that owners of residential rental properties pay a business tax on gross receipts from rental income. For more information contact the Business License Desk of the City’s Finance Division at (510) 596-4325.

Special Study or Planning Zones

As of October, 2017, there were 35 major development projects in progress in the City of Emeryville. Project details as of October, 2017 are available at [EmeryvilleCommunityDevelopment](#) and [MajorProjectStatusOct2017](#). Additional information the following plans is available at [EmeryvilleStudyPlans](#):

- **Park Avenue District Plan:** This plan seeks to revise, improve upon and implement the Park Avenue District Plan that was prepared in 1995. Both plans are a result of a City initiative to preserve and enhance Emeryville’s historic center.
- **Powell Street Urban Design Plan:** This plan offers street designations and level of service criteria that balance pedestrian, bicycle, and transit mobility. The plan further articulates a vision for connectivity, revitalization, and sustainability.
- **San Pablo Avenue Urban Design Plan:** This plan outlines a phased strategy to transform San Pablo Avenue into an active, attractive retail center, focused on the day-to-day needs of local residents and workers.
- **Emeryville-Berkeley-Oakland Transit Study:** The EBOTS project focuses on cultivating an environment within the EBOTS corridor that provides a transit-pedestrian-bicycling oriented environment for people to work, live, shop, and play.

Additional Information

Dog Licenses: Every dog owner must license their dog which is four months or older and renew all licenses annually. Details are available at [EmeryvilleDogLicensing](#).

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$15.00	N/A	\$25.00
Sterilized	\$15.00	N/A	\$25.00

City of Emeryville Resources

Building Division		510-596-4310
Business License		510-596-4325
Cable and/or Phone	XFINITY from Comcast	844-246-9494
Cable and/or Phone	AT&T U-verse	855-369-6101
Electricity	PG&E	800-743-5000
Environmental Services		510-596-3728
Finance Department		510-596-4325
Fire Department	Alameda County Fire Department	510-632-3473
Garbage	Waste Management of Alameda County	510-613-8710
Gas	PG&E	800-743-5000
Housing Department		510-596-4350
Permit Department		510-596-4307
Planning/Zoning Department		510-596-4307
Sheriff Department		510-596-3700
Public Works		510-596-4330
Recycling	Waste Management of Alameda County	510-613-8710
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of Emeryville](http://www.cityofemeryville.com)
- Emeryville Unified School District: <http://www.emeryusd.k12.ca.us/>
- Emeryville Chamber of Commerce: <http://www.emeryvillechamber.com/>
- 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: [EmeryvilleQuickFacts](http://www.census.gov/quickfacts/Emeryville)

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.

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