

General Information

- Zip Codes: 94577, 94578, 94579
- Population: 90,465
- Median household income: \$64,065
- Housing units: 32,419
- Percentage Owner-Occupied Housing: 54%
- Median Value Owner-Occupied Housing: \$426,900
- Average persons per household: 2.78
- Median Gross Rent: \$1,319

Largest Employers

- ACCO Engineering
- Alameda County Industries
- City of San Leandro
- Coca-Cola Bottling Company
- Costco Wholesale
- Ghirardelli Chocolate Company
- Kaiser Hospital
- Kindred Hospital
- MV Public Transportation
- OSI Soft
- PCC Structural
- Paramedics Plus
- San Leandro Unified School District

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

- One (1) sign per listing broker shall be allowed per residential frontage property;
- Maximum size of temporary real estate signs shall be six (6) square feet, exclusive of riders, and riders shall be limited to no more than three (3) square feet;
- Open house signs may be installed on private property in all zoning districts from 10:00 a.m. to 6:00 p.m. with the consent of the person in possession and control of the property.
- Signs may state the name of the person or firm sponsoring the open house and may not exceed five (5) square feet each in face area or five (5) in number for any one (1) sale.

Time-of- Sale Requirements: None.

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®.

Airport Noise: Some areas of San Leandro are in close proximity to the Oakland International Airport.

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. San Leandro participates in the CaliforniaFIRST Program. Information is available at:

<http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

Flood, Mudslide or Earthquake Areas: Some properties in the City may be situated in areas subject to flooding, mudslides and/or earthquakes. For information contact the City’s Building and Safety Dept. at (510) 577-3405.

Fire Hazard: San Leandro has designated areas that are “very high fire severity zones.” For more information contact the contact the Fire Department at (510) 632-3473.

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$7.10/per \$1,000 property value. (City Rate: \$6.00/per \$1,000 property value, plus County Rate: \$1.10/per \$1,000 property value)

Mello Roos Tax: Some properties in and around the Cherrywood Development have a Mello Roos tax. For property-specific information contact the Alameda County Tax Assessor at (510) 272-3787 or search by parcel number or address online at [AlamedaCountyTaxAssessor](#)

Rent Control, Rent Review and Landlord Responsibilities

Rent Control: The City of San Leandro does not have rent control.

Rent Review Board. The City of San Leandro’s Rent Review Board reviews complaints of rent increases over 7% or exceeding more than one (1) rent increase within a year; and for buildings that contains at least two (2) tenant-occupied housing units. Rented mobile home housing units are eligible. Contact the ECHO Housing at 510-581-9380 or visit [SanLeandroRentReview](#)

Business License Requirement: The City requires a business license for owners and managers of residential and commercial real estate rentals. Contact the City's Business License Office at (510) 577-3392.

Special Study or Planning Zones: None.

Additional Information

Dog Licenses: Anyone who owns, harbors or has in his/her possession or control any dog over four (4) months of age in the City shall pay a license fee. Find details at [SanLeandroPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$20.00	N/A	\$40.00
Sterilized	\$10.00	N/A	\$20.00

City of San Leandro Resources

Building Division		510-577-3405
Business License		510-577-3325
Cable and/or Phone	XFINITY from Comcast	844-246-9494
	AT&T U-verse	855-369-6101
Electricity	PG&E	800-743-5000
Environmental Services		510-577-3401
Finance Dept		510-577-3376
Fire Dept		510-632-3473
Garbage	Waste Management of Alameda County	510-613-8710
Gas	PG&E	800-743-5000
Housing Authority	Davis Street Family Resource Center	510-347-4620
Permit Dept		510-577-3420
Planning/Zoning Dept		510-577-3325
Sheriff Dept		510-577-2740
Public Works		510-577-3440
Recycling	Alameda County Industries (ACI)	510-357-7282
School District	San Leandro Unified School District	510-667-3500
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of San Leandro](#)
- San Leandro Chamber of Commerce: (510) 317-1400 or www.sanleandrochamber.com
- San Leandro Unified School District <http://www.sanleandro.k12.ca.us/slusd>
- 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: [SanLeandroQuickFacts](#)

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: December, 2017