

### General Information

- Zip Code: 94587
- Population: 75,322
- Median household income: \$98,012
- Housing units: 21,258
- Percentage of Owner-Occupied Housing: 71%
- Median Value of Owner-Occupied Housing: \$561,200
- Average persons per household: 3.52
- Median Gross Rent: \$1,756

### Largest Employers

- Abaxis
- Ajax Custom Plastics
- American Licorice Co.
- Ariat International Inc.
- Axygen Inc.
- Blommer Chocolate Co.
- Crowne Plaza – Silicon Valley
- Emerald Packaging Co.
- Finelite Inc.
- GCM Medical & OCM

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## Real Estate-Related Policies and Regulations

### For-Sale and Open House Sign Regulations

- One (1) sign shall be permitted per street frontage. Two (2) signs may be permitted if street the frontage length exceeds four hundred (400) feet.
- Signs shall be placed on-site to face a public or private street but shall not be placed where they interfere with vehicular sight distance.
- Signs shall be naturally illuminated.
- The maximum permitted sign area shall not exceed four (4) square feet for each lot advertised, but not more than sixty-four (64) square feet in total in residential subdivision.
- In nonresidential projects a maximum of thirty-two (32) square feet in area shall be permitted.
- Signs shall be removed immediately following the sale or lease of the lot(s), building(s), or premise(s) advertised but not later than sixty (60) calendar days after first installed.
- Up to four (4) open house signs, which may also exhibit directional arrows and instructions, shall be allowed on weekends, holidays, and established REALTOR® tour days and on other private properties with the owner’s permission.
- No more than three (3) such “open house” directional real estate signs shall be on a single property.
- Signs shall not be allowed on sidewalks, street medians, public rights-of-way, public parks or other public property, or where they may interfere with vehicular or pedestrian sight distance.

## **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®.

**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. Union City participates in the CaliforniaFIRST Program and PACE Funding for residential and/or commercial properties. Information about these programs is available at:

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

**Flood Zones:** Properties in Union City may be situated in a potential flood zone. For more information call the Department of Public Works (510) 675-5310.

**Fault Lines:** An earthquake fault line does run through an area of Union City. For more information contact the Department of Public Works (510) 675-5308.

**Landmark and Historic Preservation:** Union City has a Historic Preservation Ordinance. Owners of historical properties are subject to the control and standards of the City’s ordinance. A list of designated properties is available. Call the Planning Department for further information at (510) 471-3232 ext. 319 or visit: [Landmark and Historical Preservation Ordinance](#)

**Large Vehicle Parking:** In a residential zone, no large vehicle or non-motorized vehicle shall be parked or left standing in any part of a front yard which is not a driveway or approved extension. No large vehicle or non-motorized vehicle shall be used as an accessory structure and at no time may the parked or stored large vehicle or non-motorized vehicle be occupied or used for living, sleeping, or housekeeping purposes. No large vehicle or non-motorized vehicle shall be used for storage of goods, material, or equipment other than those items required for its intended purpose. “Large vehicle” means any vehicle exceeding the following dimensions: six feet in height and twenty feet in length; or, eight and one-half feet in width. [Large Vehicle Ordinance](#)

## **Taxes, Bonds and Assessment Districts**

**Real Estate Transfer Tax:** Total: \$1.10/per \$1,000 property value. (County rate only)

**Mello-Roos Tax and Special Assessment Districts:** Union City currently has six (6) active Mello-Roos assessments: four (4) Community Facilities District assessments and one each for public safety and paramedic services. Find details of these taxes at [UnionCityMelloRoos](#) 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:** Union City does not have a rent control ordinance, however there is a Mobile Home Rent Stabilization Ordinance. For more information visit: [Mobile Home Rent Review Ordinance](#)

**Business License Fee on Rental Property:** Every person who rents out dwelling units located in the city for residential or commercial use, as an owner leasing to another person or as a lessee or sub-lessee subleasing to another person, shall pay an annual business license fee as established annually by City Council resolution. For more information Find more information at [UnionCityBusinessLicense](#) or call Administrative Services (510) 675-5312.

**Smoking Ban in Rental Complex:** Smoking is prohibited in all rental complex (2+ units) common areas (enclosed and unenclosed) and rental units, including balconies and patios. Rental agreements must include a clause explaining that it is a material breach of the agreement for anyone to engage in smoking in the unit or common areas. Find details at [Smoking Ordinance Rental Units](#)

**Special Study or Planning Zones**

None.

**Additional Information:**

**Dog Licenses:** Every dog owner must license their dog which is four months or older. This license must be renewed annually. For more information visit: [UnionCityPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$29.00	\$39.00	\$46.00
Unsterilized with penalty*	\$43.00	\$52.00	\$59.00
Sterilized	\$14.00	\$20.00	\$23.00
Sterilized with penalty*	\$27.00	\$33.00	\$37.00

Penalty rates apply if license renewal unpaid within 30 days of due date.  
Senior Citizen (60+) Discount: 10%  
Change of owner, address, lost tag: \$10

## Union City Resources

<b>Building Division</b>		510-675-5313
<b>Business License</b>		510-675-5312
<b>Cable and/or Phone</b>	XFINITY from Comcast	844-246-9494
<b>Cable and/or Phone</b>	AT&T U-verse	855-369-6101
<b>Electricity</b>	PG&E	800-743-5000
<b>Environmental Services</b>		510-675-5319
<b>Finance Department</b>		510-471-3232
<b>Fire Department</b>		510-632-3473
<b>Garbage</b>		510-657-3500
<b>Gas</b>	PG&E	800-743-5000
<b>Housing Authority</b>		510-675-5322
<b>Permit Department</b>		510-675-5360
<b>Planning/Zoning Dept</b>		510-675-5319
<b>Sheriff Department</b>		510-675-5230
<b>Public Works</b>		510-675-5305
<b>Recycling</b>		510-657-3500
<b>Water</b>	Alameda County Water District	510-668-4200

## Online Resources

- City Website: [Union City](#)
- Union City Chamber of Commerce: [www.unioncitychamber.com](http://www.unioncitychamber.com)
- New Haven Unified School District: [www.nhusd.k12.ca.us](http://www.nhusd.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: [UnionCityQuickFacts](#)

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