

# City of Alameda

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## General Information

- Zip Codes: 94501, 94502
- Population: 78,614
- Median Household Income: \$92,225
- Total Housing Units: 30,696
- Percent of Owner-Occupied Housing Units: 44%
- Median sales price of single-family detached homes (2017): \$957,600
- Average Persons per Household: 2.46
- Average Monthly Rent 2017: \$2,675

## Top 10 Largest Employers

Penumbra  
VF Outdoor  
Oakland Raiders  
Department of  
Transportation  
Abbott Diabetes Care  
Kaiser of Alameda  
Bay Ship & Yacht Co.  
City of Alameda  
Wind River  
College of Alameda

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## Real Estate-Related Policies and Regulations

### For-Sale and Open House Sign Regulations

Signs may be located in any zoning district, but only on private property subject to owner's permission and with the following limitations:

**On-premises signs:** Permitted pursuant to the following:

(a) One (1) on-premises sign is permitted for the time period that the indicated property is available for sale or rent. For single family dwellings or duplexes, the sign area shall not exceed four (4) square feet in area. For multi-family dwellings, commercial, or industrial uses, the sign area shall not exceed sixteen (16) square feet in area.

(b) In addition, one (1) on-premises sign indicating the property is open for inspection not exceeding four (4) square feet in area. This sign may not be placed more than two (2) hours prior to the open house and must be removed within two (2) hours after the open house.

(c) In addition, up to three (3) on-premises sign riders indicating information such as the agent's name and phone numbers, home warranties offered, or instructions on viewing the property. Each rider shall not exceed one (1) square foot.

**Off-premises signs:** Limited to a maximum of six (6) per open house, not exceeding four (4) square feet in area per sign. Signs may not be placed on public property except for medians of public roads and sidewalks. Signs may not be placed on medians or sidewalks in a manner which obstructs pedestrian or vehicular traffic, or lines of sight. These signs may not be placed more than two (2) hours prior to the open house and must be removed within two (2) hours after the open house.

## Time-of- Sale Requirements

**Automatic Gas Shutoff Valve:** The City of Alameda allows transfer of title prior to final certification of the automatic gas shutoff permit *provided* an estimate of cost to install an automatic gas shutoff valve is prepared by a licensed plumbing contractor; a City installation permit is obtained prior to entering into a sales agreement; and sufficient funds are held in an escrow account to cover installation costs. [Alameda City Gas Shut Off Valve Requirements](#)

**Sewer Lateral Ordinance:** The City of Alameda participates in the EBMUD Regional Private Sewer Lateral Program. Find details here: [Sewer Lateral Ordinance](#).

## Potential Disclosure Information

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®.

**Aircraft Noise:** Alameda is adjacent to the Oakland International Airport and across the bay from the San Francisco International Airport. For more information, contact Oakland Airport (510) 563-6463, City of Alameda (510) 747-4700, or CLASS (510) 433-7949.

**Historic Properties:** The Alameda Historical Building Study List is available from the Alameda Community Development Department (510) 747-6805.

**Energy Efficiency Program Financing- Property Assessed Clean Energy (“PACE”):** The City of Alameda participates energy efficiency, renewable energy, and water conservation programs including the Property Assessed Clean Energy and CaliforniaFIRST programs. Information about these programs is available at: <http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

**Potential Soil Instability:** For information about specific areas that may be subject to soil instability, contact the Alameda Community Development Department (510) 747-6805.

**Soft-Story Ordinance:** The City of Alameda maintains an inventory of multi-unit residential apartment and condominium buildings with five or more residential units which are designated by the City as containing a soft, weak, or open front ground floor and which are deemed potentially hazardous in the event of an earthquake. Owners of these buildings must comply with requirements including but not limited to notifying residents of these buildings, posting conspicuous warning notices, and submitting to the City a detailed seismic engineering evaluation report prepared by a qualified professional. For a complete set of owner requirements for these buildings, contact Alameda Community Development Department (510) 747-6805.

**Underground Fuel/Oil Tanks:** An underground storage tank built to contain heating fuel/oil or other petroleum products may exist on or near properties. Historic fuel tank permit records are available from the City of Alameda Fire Department (510) 337-2100.

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

**Real Estate Transfer Tax:** Total: \$13.10/per \$1,000 property value. City Rate: \$12/per \$1,000 property value plus County Rate: \$1.10/per \$1,000 property value.

**Mello-Roos Tax and Special Assessment Districts:** Some city assessments are determined by assessor's parcel number and may include, but are not limited to lighting and landscaping, fire, emergency medical service, clean water, and school districts. Additional taxes may include Mello Roos Community Facilities tax or 1915 Bond Assessment.

Harbor Bay/Bay Port: These areas may have a Communities Facility District tax and a possible bond assessment. Information about tax assessment districts is available at:

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

**Property-Specific Information:** To confirm current information for specific properties, contact City of Alameda Finance Department (510) 747-4881; Alameda County Assessor Treasurer-Tax Collector's Office (510) 272-3787; and find properties by parcel number or street address at:

[AlamedaCountyPropertyTaxes](#)

## **Rent Control, Rent Review and Landlord Responsibilities**

**Business License Fee on Rental Property:** Owners of rental property are charged \$20.00 per rental unit. All licenses expire annually on June 30 and fees for new licenses are prorated from August to June. Find details at: [AlamedaBusinessLicenses](#).

**Rent Stabilization and Control:** Municipal Code for Rent Stabilization, Rent Review and Limitations on Evictions can be found in Alameda Municipal Code VI, Article 14 and 15. The City Ordinance Amendment 3148 to the code dated March 2, 2016 can be found at:

[RentStabilizationControlCodeAmendment](#).

**Rent Review:** The Rent Review Advisory Committee reviews complaints of significant rental increases, evaluates increases for equity, and attempts to mediate resolutions acceptable to all parties. Click [RentReviewAdvisory](#) for more information.

**Secondhand Smoke Ordinance:** In addition to AMC Chapter 24-12, locate smoking ordinance information at [AlamedaSecondHandSmokePolicies](#). Beginning January 1, 2013, smoking is prohibited in all multi-unit housing and starting January 13, 2013, every lease or other agreement for the occupancy of a unit in a multi-unit complex (two or more units) shall include clauses stating that smoking is prohibited in the non-smoking unit and that it's a material breach of the lease to violate any law regulating smoking while on the premises.

**Special Study or Planning Zones :** Find information about the Alameda Point

Development at: <http://alamedaca.gov/alameda-point/site-development>

## **Additional Information**

**Dog & Cat Licenses:** Every person who owns, harbors or has in his/her possession or control any dog over four months of age in the City shall pay a license fee. [AlamedaAnimalLicenses](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$50.00	\$70.00	\$90.00
Sterilized	\$10.00	\$15.00	\$20.00

- Senior Citizens (62+) Pet License 50% Discount Eligible; Low Income Affidavit Available

Except for veterinarian hospitals, kennels, breeders, pet shops or other commercial uses operating under a valid use permit, any person may not house or maintain more than three (3) dogs over the age of four (4) months.

## City of Alameda Resources

<b>Alameda Municipal Power</b>		510-748-3901
<b>City Building Division</b>		510-747-6800
<b>City Business License</b>		510-747-4851
<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>City Community Development</b>		510-747-6805
<b>Electricity</b>	PG&E	510-748-3901
<b>City Finance Department</b>		510-747-4881
<b>Fire Department</b>		510-337-2100
<b>Garbage</b>	Alameda County Industries (ACI)	510-483-1400
<b>Gas</b>	PG&E	800-743-5000
<b>City Housing Authority</b>	hainfo@alamedahsg.org	510-747-4300
<b>City Permit Department</b>		510-747-6800
<b>Public Works</b>	http://alamedaca.gov/submit-request	510-747-7900
<b>Recycling</b>	Alameda County Industries (ACI)	510-483-1400
<b>School District</b>	Alameda Unified School District	510-337-7000
<b>Sheriff's Department</b>		510-337-8340
<b>Water</b>	EBMUD	866-403-2683

## Online Resources

City Website: <http://alamedaca.gov/>

Alameda Chamber of Commerce: <http://www.alamedachamber.com/>

Alameda Unified School District: <http://www.alameda.k12.ca.us>

US Census Bureau: [AlamedaCityQuickFacts](#)

Housing Authority of the County of Alameda <http://www.haca.net/>

East Bay Rental Housing Association <http://ebrha.com/property-owners/>

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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