

General Information

- Zip Codes: 94536, 94538, 94539, 94555
- Population: 231,664
- Median Household Income: \$114,000
- Housing Units: 76,000
- Percent of Owner-Occupied Housing: 61.6%
- Median Value Owner-Occupied Housing: \$702,800
- Average Persons per Household: 3.07
- Average Monthly Rent: \$2,760 (2BR)

Largest Employers

Tesla
Fremont Unified School District
Washington Hospital
Western Digital
Lam Research Corporation
Seagate Magnetics
Palo Alto Medical Foundation
Thermo Fisher Scientific
Synnex Information Technologies

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

Signage for residential open house and sale or lease of commercial and residential properties may be displayed without permits with these specific requirements: [FremontRealEstateSignage](#). In addition, Title 18 of the Fremont Municipal Code, [FremontSignage](#), requires the following:

- Area allowance: three square feet per sign face, and height, up to three feet;
- Locations: May be placed on private property in accordance with Chapter [18.193](#) and in a planter strip between the street and the sidewalk. If there is no planter strip, placement allowed on the edge of a sidewalk, leaving a three-foot clear accessible walkway. Signs may not be located on streets, center medians or pedestrian ramps;
- Display period: Weekends between 12:00 p.m. and 5:00 p.m., and one day per week for broker's open house.

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. Fremont participates in the CaliforniaFIRST Program. Information is available at:

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

Historic Resource Ordinance: Certain areas within the city of Fremont are designated as historic areas and may be subject to review by the Historic Architectural Review Board (HARB). Some restrictions for exterior renovation or demolition of buildings with this designation may apply. For property-specific information, contact the Planning Department (510) 494-4440.

Soft-Story Residential Buildings Retrofit Ordinance: Fremont’s mandatory soft-story ordinance requires retrofitting by owners. This ordinance applies to wood-frame, multi-unit residential buildings constructed before January 1, 1978, where the ground floor portion of the wood frame structure contains parking or other similar open floor space that causes soft, weak, or open wall lines, and having one or more levels above the ground floor. Ordinance language can be found at [FremontSoftStoryOrdinance](#) and [FremontSeismicOrdinance](#).

Smoke Detectors & Carbon Monoxide Alarms: Smoke Detectors & Carbon Monoxide Alarm Self-Certification, located at [FireSafetyCertificationForm](#), must be completed and returned to the City of Fremont Building Inspector prior to final sign-off of all required permits.

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$1.10/per \$1,000 property value. (Only county rate applies.)

Active Assessments and Bonds: There are currently two facilities bonds and a paramedic assessment tax active in the city of Fremont. Find details at: [FremontBonds/Assessments](#). For property-specific information, contact the Alameda County Assessor’s Office (510) 272-3787 or search online at: [AlamedaCountyPropertyTaxes](#).

Rent Control, Review and Landlord Responsibilities

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

Residential Rent Increase Dispute Resolution Ordinance: This ordinance which provides rental residents and owners with a three-step process to resolve rent increase disputes. Find ordinance language at [FremontRentResolutionOrdinance](#) and [FremontOrdinanceSummary](#) or contact Fremont Housing Division (510) 494-4500.

Business Tax on Rental Property: Every person conducting, carrying on, or managing any business of offering for lease or rental any residential real property, commercial real property or industrial real property shall pay an annual business tax of \$1.30 for each \$1,000 of gross receipts. This applies to persons who rent five (5) or more residential dwelling units or any

commercial or industrial real property in the city, but does not apply to persons who rent, lease or manage no more than four residential dwelling units. Details are available at [FremontRentalTax](#) or contact the Fremont Revenue Division (510) 494-4790.

Fire Extinguishing Systems Retrofit for Apartment Buildings: According to the Fremont Central Corridor Retrofit Ordinance, every corridor serving 10 or more dwelling units shall be protected by an automatic fire extinguishing system. The scope of the protection includes NFPA 13 or NFPA 13R automatic fire extinguishing systems as determined by the fire chief or their designee. Ordinance language is located at [FremontFireRetrofitOrdinance](#).

Special Study or Planning Zones

Some properties in Fremont are located in fire, earthquake or flood zones. Property-specific information is available from:

- Flood – Fremont Engineering Department (510) 494-4700 or <http://www.msc.fema.gov>
- Fire – Fremont Fire Department (510) 494-4280
- Earthquake – Fremont Engineering Department (510) 494-4700

Additional Information

Fremont residents are required to license their dog or cat within 30 days of acquiring a cat or dog that is over four months old, owning a cat or dog turning four months old, or moving to Fremont with a cat or dog. In most residential areas of Fremont, a pet owner is required to obtain an Animal Permit to keep exotic pets or more than two dogs or four cats. [FremontPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$25.00	\$35.00	\$42.00
Sterilized	\$12.00	\$17.00	\$21.00

Senior Citizens (60+) Pet License Discount Eligible
Low Income Affidavit Available

City of Fremont Resources

Building Division		510-494-4400
Business License	Aka "Business Tax"	510-494-4790
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		510-494-4570
Finance Department		510-494-4610
Fire Department		510-494-4200
Garbage	Republic Services	510-657-3500
Gas	PG&E	800-743-5000
Housing Department		510-494-4500
Permit Department		510-484-4460
Planning/Zoning Dept		510-494-4440
Sheriff Department		510-790-6800
Public Works		510-494-4700
Recycling	Republic Services	510-657-3500
Water	Alameda County Water District	510-668-4200

Online Resources

- City Website: [City of Fremont](#)
- Fremont Chamber of Commerce: <http://www.fremontbusiness.com/>
- Fremont Unified School District: <http://www.fremont.k12.ca.us/fusd>
- 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: [FremontQuickFacts](#)

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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