

Registration Program

Oakland Municipal Code Chapter 8.54 applies to foreclosed residential buildings with not more than 4 dwelling units which have all been vacant for more than 30 days. Property owners, property managers, mortgagors, executors, trustees, etc. are responsible for registering vacant residential buildings, paying fees, and monitoring the property for blight, hazardous conditions, and trespassing.

Program Purpose

The purpose of the program is to protect and preserve the livability, appearance, and social fabric of the City by requiring owners and others who may control a property, rather than neighbors or Code Enforcement staff, to inspect vacant residential buildings periodically.

Statement of Registration

A Statement of Registration form must be filed at the Permit Center not more than 30 days after a building is foreclosed and vacant for 30 days. An inspection report of the exterior yard and building interior must be submitted with the Registration form. The owner or an approved property manager whose office is located within 40 driving miles must re-inspect the property periodically to assure that the yard is maintained (OMC Chapter 8.24) and the building is secured (OMC Chapter 15.08). The contact information for the owner or property manager must be posted on the building. The City will inspect the property within 90 days following the filing of the Registration form.

Fees

Annual fees must be paid when a Statement of Registration is filed.

ANNUAL FEES	AMOUNT
Processing	\$390
Inspection	\$110
total	\$500

Fees are subject to increase at any time.

Vacant or Occupied

Residential Buildings

The program does not apply if one or more dwelling units in a foreclosed residential building are physically occupied on a continuing basis by the owner or a legal tenant.

Mixed- Use and Commercial Buildings

The program does not apply to buildings which have commercial tenant space.

Collections

Unpaid fees, penalties, and accruing interest are subject to the following collection actions:

Lien - A priority lien can be recorded on the property title and will be superior to all other recorded liens and deeds of trust.

Taxes - Unpaid fees and penalties can be included on the property tax bill (general levy).

Garnishee - A judgment action can be filed in Superior Court to attach wages and assets of owners and others having control of the foreclosed vacant building.

Maintenance Plan

The owner and property manager must be identified on the Statement of Registration. A maintenance plan must be included which describes the means, methods, and time frames for re-inspecting the property.

Maintenance Standards

Premises - Trash, debris, unregistered/inoperative vehicles, tires, etc. must be removed. Landscaping must be trimmed and grass cut (6" maximum height). Fencing must be repaired. Pools must be drained. Feral pets, insects, rodents, etc. must be removed.

Building - Graffiti, posters, etc. must be removed. Broken glazing, doors, guardrails, and signs and leaking roofs must be repaired. Sewer traps must be primed or capped. Gas appliance valves must be turned-off. Deteriorated exterior paint must be restored.

Trespassers - Breached openings must be boarded and painted to City specifications. Utility meters must be removed.

Hazardous Material - Pesticides, herbicides, solvents, caustics, flammables, paints, etc. must be removed (County Hazardous Waste Disposal - 2100 E 7th St).

Site Posting

The name, mailing address, and telephone number of the owner or property manager must be posted on the front door for neighbors to contact.

Penalties and Fines

Penalties (OMC Chapter 1.12) and Fines (Civil Code Section 2929.3) may be assessed against owners or others having control of a foreclosed and vacant residential building for failing to register, pay fees, maintain the premises, or secure the building.

ASSESSMENT	AMOUNT
Municipal Code Penalty	\$500 per day up to \$5,000
Civil Code Fine	\$1,000 per day

Penalties may be appealed to an independent Hearing Officer hired by the City.

Municipal Code Regulations

CHAPTER	DESCRIPTION
1.12	Administrative Penalty
5.05	Business Tax
6.04	Animal Control
8.12	Hazardous Materials
8.24	Property Blight
10.04	Abandoned Vehicles
12.04	Sidewalk Maintenance
12.36	Protected Trees
13.08	Building Sewers
15.04	Building Construction
15.08	Building Maintenance
15.12	Fire Code
15.64	Bedroom Window Bars

City of Oakland

Community and Economic Development Agency



Vacant Building Registration Program

Oakland Municipal Code
Chapter 8.54

Building Services
Permit Center – 2nd floor
Dalziel Administration Building
250 Frank H. Ogawa Plaza
Oakland, CA 94612
510/ 238-3891
www.oaklandnet.com

Contacts

DEPARTMENT	TELEPHONE
Zoning	510/ 238-3911
Business Tax	510/ 238-3704
Fire Prevention	510/ 238-3851
Code Enforcement	510/ 238-3381
Vehicle Abatement	510/ 777-8538
County Hazardous Waste Disposal	800/ 606-6606

Permit Center - Registration Program

information - 510/ 238-3891

facsimile - 510/ 238-2263

WEEKDAY	BUSINESS HOURS
Mon - Tues - Thurs - Fri	8:00 am - 4:00 pm
Wed	9:30 am - 4:00 pm