

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

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



APPLY AT:

<http://www.oaklandnet.com/foreclosure>

August 2012



ONLINE - REGISTRATION PROGRAM

<http://www.oaklandnet.com/foreclosure>

Business Hours

Mon - Tues - Thurs - Fri 8:00 am - 4:00 pm

Wed 9:30 am - 4:00 pm

Email: foreclosednodregistration@oaklandnet.com



CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING AND
NEIGHBORHOOD PRESERVATION

ONLINE - REGISTRATION PROGRAM

Business Hours

Mon - Tues - Thurs - Fri 8:00 am - 4:00 pm

Wed 9:30 am - 4:00 pm

City of Oakland
Department of Planning, Building
and
Neighborhood Preservation

FORECLOSED & DEFAULTED RESIDENTIAL 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

<http://www.oaklandnet.com/foreclosure>

Program Purpose and Intent (OMC Section 8.54.020)



The purpose of this program is to promote the health, safety, and general welfare of the residents, workers, visitors, property owners, and business owners of the City of Oakland and the economic stability and viability and livability of neighborhoods in the City by requiring the registration and monitoring of foreclosed and defaulted residential properties.



This program protects and preserves the livability, appearance, and social fabric of the City and also protects the public from health and safety hazards and the impairment of property values resulting from the neglect and deterioration of real property and improvements.



The intent of this program is to establish a mechanism to protect neighborhoods from becoming blighted through the lack of maintenance and security of occupied and vacant foreclosed and vacant defaulted residential properties; to establish a foreclosed (REO) and defaulted (NOD) residential property registration and abatement program; and to set forth guidelines for the maintenance of occupied and vacant and/or distressed residential properties. In addition, this program provides for the registration and inspection of occupied defaulted (NOD) residential properties to aid on foreclosure prevention efforts and because such properties have an increased potential to become vacant or blighted.

Program Scope (OMC Section 8.54.030)

1. Vacant residential properties that are in default (recorded Notice of Default);
2. Lawfully occupied residential properties that are in default (Notice of Default recorded);
3. Vacant and occupied residential properties that have been foreclosed (REO).

Secure

Summary of Main Requirements

	NOD OCCUPIED	NOD VACANT/ABANDONED	REO OCCUPIED	REO VACANT
Registration	<input checked="" type="checkbox"/> w/o fee	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Inspection	<input checked="" type="checkbox"/> Exterior Inspection Monthly	<input checked="" type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Weekly
Maintenance Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Property Mgt.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Certified Property Mgt.			<input checked="" type="checkbox"/>	
Property Mgt. Posting		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Responsible Parties (OMC Section 8.54.100)

- * Property owner or
- * Beneficiary (lender or other person or entity holding, owning participating in, or otherwise having interest in the proceeds for a loan represented by a note secured by a deed of trust)
- * Trustee (person, firm, entity, or corporation holding a deed of trust secured by the property)
Note: A pre-foreclosure owner is not deemed a responsible party for purposes of this ordinance.



PROGRAM REGISTRATION APPLY ONLINE REGISTRATION AT:

<http://www.oaklandnet.com/foreclosure>

Information required when registering:

- A. Property address including parcel number
- B. Property Management Company
 - Contact information (**must be prominently displayed in front window of property**)
 - 24 hour-emergency contact phone number
 - Certification type (www.oaklandnet.com)
 - Oakland Business License #
 - Bank Lender and contact information
 - Alameda County Recorder's Office Document; (number and recordation date)
 - Type (Notice of Default or Real Estate Owned)
 - Initial inspection results (to be conducted within 30 days of recorded NOD or REO)

Property status, i.e. vacant or lawfully occupied:



- If lawfully occupied (tenant or owner)
- Property status (see *Inspection Findings*)
Located on webpage



Property Management Plan

- Who will be conducting regular inspections?
- When will those inspections occur (e.g.: for monthly inspections—"every first Tuesday" OR for weekly inspections "weekly on Fridays")?
- Update all aspects of Property Status (see "Inspection Findings" on the last page)
- Who will be maintaining the property? What will be the frequency of the maintenance?

Inspection, Maintenance, and Security Requirements (OMC 8.54, Article IV)

Property Status	Frequency of Inspections	Local Property Management Co.
NOD, Vacant	Monthly	Yes
NOD, Occupied	Monthly	Yes
REO, Vacant	Weekly	Yes
REO, Occupied	Monthly	Yes*

*must be certified property management company

Fees

An annual registration fee of **\$568** is required, with the exception for NOD occupied properties, which are required to be registered but without a registration fee. However, when the NOD occupied property changes status to NOD vacant/abandoned, then a registration fee is required. Changes in property status will require updates to the City's registration program, but without triggering a new fee so long as the annual registration fee has already been paid for that property.



Penalties and Fines

Failure to register defaulted or foreclosed properties timely may result in a citation penalty up to \$5,000 per property. Failure to inspect and maintain NOD vacant and abandoned and REO occupied or vacant properties may result in a penalty of \$1,000 per day. An appeal hearing by a neutral hearing examiner is available to contest notices of violations and assessment of fees, citations, and/or penalties assessed.