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 Zoning Business Tax Fire Prevention Code Enforcement Vehicle Abatement County Hazardous Waste Disposal

510/238-3704 510/238-3851 510/238-3381 510/777-8538

TELEPHONE

510/238-3911

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 NEIGHOOD 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

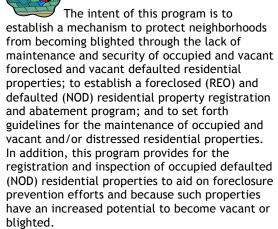
Program Purpose and Intent (OMC Section 8.54.020)



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.



Program Scope (OMC Section 8.54.030)

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

Summary of Main Requirements

	NOD OCCUPIED	NOD VACANT/ ABANDONED	REO OCCUPIED	REO VACANT
Registration	₩/o fee			
Inspection	Exterior Inspection Monthly	Monthly	Monthly	Weekly
Maintenance Plan			\checkmark	\square
Local Property Mgt.		\square	\checkmark	\checkmark
Certified Property Mgt.			\checkmark	
Property Mgt. Posting		\square	\checkmark	\checkmark

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.

