

Oakland Tribune

600 Grand Ave., #308
Oakland, CA 94610
510-723-2850

2050974

OAKLAND, CITY OF
KRYSTAL SAMS, CITY CLERK'S OFC.
1 FRANK H. OGAWA PLZ., 2ND FL.
OAKLAND, CA 94612-1923

PROOF OF PUBLICATION

FILE NO. Parker-Trigg Small Landlords

In the matter of

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.


I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/06/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: December 6, 2019


Public Notice Advertising Clerk

Legal No. 0006432695

NOTICE AND DIGEST

ORDINANCE AMENDING THE OAKLAND MUNICIPAL CODE, CHAPTER 5.04, SECTION 5.04.420, TO FULLY OR PARTIALLY EXEMPT FROM THE BUSINESS TAX ON RESIDENTIAL PROPERTY RENTALS THOSE LANDLORDS WITH PERSONAL INCOME OF 150 PERCENT OF AREA MEDIAN INCOME OR LESS WHO RENT OUT: (1) THREE OR FEWER ROOMS FROM THEIR SINGLE-FAMILY HOME OF PERSONAL RESIDENCE; OR (2) A UNIT FROM THEIR OWNER-OCCUPIED DUPLEX, OR SINGLE-FAMILY HOME WITH ONE OR TWO ACCESSORY DWELLING UNITS.

This ordinance amendment will provide a provisional tax exemption or tax reduction for certain owner-occupied residential rental properties under certain conditions.

Specifically, an owner of a single-family house, townhouse or condominium who offers for rent no more than two (2) rooms in said house, townhouse or condominium will be exempt from the residential rental business tax if the owner: 1) currently lives in the house, townhouse or condominium as his/her principal place of residence and has received the homeowner property tax exemption on their County property assessment under California Revenue and Taxation Code section 218; 2) has owned and lived in the house, townhouse or condominium as his/her principal place of residence for at least three (3) years preceding application of the exemption; 3) has a total household income from all sources of no more than 150% of the Area Median Income; and 4) has no ownership interest in any other residential rental property in the City of Oakland.

An owner of a single-family house, townhouse or condominium who satisfies all four of the above-noted conditions and offers for rent no more than three (3) rooms in said house, townhouse or condominium will only be required to pay the residential rental business tax on 1/3 of their total gross receipts.

An owner of a duplex, or a single-family house with one or two accessory dwelling units (ADU) will be exempt from the residential rental business tax if: 1) the owner currently lives in one of the dwelling units as his or her principal place of residence and has received the homeowner property tax exemption on their County property assessment under California Revenue and Taxation Code section 218; 2) the owner has owned the property and lived in one of the dwelling units as his or her principal place of residence for at least three (3) years preceding application of this tax reduction; 3) for duplexes, the rental unit is a "Covered Unit" as defined in O.M.C. section 8.22.020; 4) the owner's total household income from all sources is no more than 150% of the Area Median Income; and 5) the owner has no ownership interest in any other residential rental property in the City of Oakland.

The tax exemptions and reductions set forth above will not apply to Short Term Residential Rentals; they will only apply to rental agreements with tenancy terms of 30 days or more.

Notice of Publication

This Ordinance was introduced at the City Council meeting, Tuesday evening **November 19, 2019**, and passed to print **5 Ayes, 1 Absent - Reid, 1 Abstained - McElhaney and 1 Excused Taylor**. Final adoption has been scheduled for the City Council meeting Tuesday evening **December 10, 2019 5:30 p.m.**, at One Frank H. Ogawa Plaza, Council Chamber, 3rd floor, Oakland, California.

Three full copies are available for use and examination by the public in the Office of the City Clerk at One Frank H. Ogawa Plaza, 1st floor, Oakland, California.

LATONDA SIMMONS, City Clerk
OT #6432695; Dec. 6, 2019

*Proof of Publication
13579 CMS*