

OAKLAND

SIDEWALK CERTIFICATION

Effective July 9th, 2019



Effective July 9th, 2019, an Oakland property seller or buyer is required to complete necessary repairs and upgrades to bring a sidewalk to compliance before a title transfer is completed. (Oakland Municipal Code Chapter 12 Section 12.04.380)

Does this apply to me?

The ordinance applies to property owners who are selling, buying, or renovating [project value > \$150,000] property in Oakland. Some exceptions include property transfers during the administration of a decedent's estate, transfers between co-owners, transfers to trusts, transfers to a spouse or registered domestic partner (including in the event of marriage dissolution or separation), or transfers because of a foreclosure or similar process.

What is the process to certify my sidewalk?

All property owners must apply for a Certificate of Compliance from the OakDOT Permit Counter for the adjacent sidewalks prior to the first close of escrow on the property. The process varies slightly depending on whether your sidewalk requires repair.

If your sidewalk requires repair, you will need to hire a licensed contractor permitted by the City to complete the repairs. After repairs are completed, the licensed contractor (or professional engineer or licensed architect) self-certifies that the work has been performed according to code and completes a Certificate of Compliance through the OakDOT Permit Counter.

Note: You do not need to wait for a City Inspection to receive your Certificate of Compliance.

What is the process to certify my sidewalk?

All property owners must apply for a Certificate of Compliance from the OakDOT Permit Counter for the adjacent sidewalks prior to the first close of escrow on the property. The process varies slightly depending on whether your sidewalk requires repair. However, a Provisional Sidewalk Compliance Certificate can also be obtained in place of the Standard Sidewalk Compliance Certificate for a period of 90 days, starting on July 9th, 2019. The Provisional Sidewalk Compliance Certificate affirms that, before the end of the 90-day period, the owners will complete the steps necessary to secure a Standard Sidewalk Compliance Certificate. Failure to comply will result in an OakDOT inspection.

and further civil penalties may ensue, up to and including a lien on the subject property.

How do I know if my sidewalk requires repair?

Any crack, depression, or vertical offset of more than 1/4 inch is considered a defect, according to the Federal Americans with Disabilities Act (ADA) guidelines.

Please visit www.oaklandca.gov for more info.

SIDEWALK CERTIFICATION PROCESS

