

BEFORE YOU OFFER: EAST BAY SALE RULES

Some East Bay cities have rules that kick in when a home sells. They can change what you agree to in your offer.

1. Sewer lateral

The pipe from the house to the street. Oakland, Berkeley, and Piedmont all require sewer lateral compliance. Before escrow closes, the home needs a compliance certificate, or a time extension certificate that allows the work to be finished after closing.

2. Berkeley's energy rule, BESO

A home needs an energy score before it's listed. After that, the upgrades get done, an exemption applies, or the work is passed to the buyer, with a deposit held by the city and a set time to finish.

3. Oakland sidewalk

A sidewalk certificate from the city comes up at sale. It's a point of negotiation, and either side can bring the sidewalk into compliance.

4. Piedmont records

A property records search that shows the permit history, a sidewalk inspection, and a home energy score.

ASK BEFORE YOU OFFER

- ☐ Which of these rules apply to this address?
- ☐ Who handles each one, and how much does it cost?
- ☐ How long do we have to finish the work?
- ☐ What certificate or proof do we need, and by when?

Ask early and they're manageable. Find out after you're in contract, and they can cost you. Rules change, so I check each city's current requirements for every home.

NEXT STEP: **Thinking about buying? Text me at 415-722-0472 before you make an offer.**

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