Oakland Property Management That Keeps You Compliant



Oakland has some of the most complex landlord regulations in California. The Rent Adjustment Ordinance. RAP registration by March 1. Just Cause eviction protections. TOPA rights on sales. Business license renewal. Fair Chance housing rules. Miss any one of them and you’re looking at fines up to $1,000 per violation — or worse, an eviction you can’t complete.

At All East Bay Properties, we’ve managed Oakland rentals since 2005.
From Temescal to Adams Point, Rockridge to West Oakland — we know every neighborhood, every ordinance, and every deadline.

Get Your Free Oakland Rental Analysis →

What Oakland Landlords Actually Need Managed

 RAP Registration — Annual Rent Adjustment Program filing

Filed by March 1 every year. $137/unit — we handle it, along with the Business Tax Certificate your rent increase notices need. Miss it and you can forfeit six months of a contested rent increase — and without proof of registration you can’t file or respond to a RAP petition.

 Business License Renewal— Annual Business Tax Certificate

Required annually. Fines up to $1,000 for non-compliance. Also a required attachment to Oakland rent increase notices, and proof of it is required to file or respond to a RAP petition.

 Allowable Rent Increase Calculation — Oakland’s AGA cap applied correctly

Oakland’s Annual General Adjustment is set independently of California’s statewide AB 1482 cap. Applying the wrong cap is one of the most expensive mistakes we inherit from self-managing landlords — on a $2,400/month unit, the difference is $156/month, $1,872/year.

 Just Cause Eviction Documentation — Measure EE compliance

Oakland’s Just Cause for Eviction Ordinance requires documented grounds before any removal. We log tenancy milestones from day one and coordinate with qualified Oakland landlord-tenant attorneys when formal proceedings are needed.

 TOPA Compliance — Tenant Opportunity to Purchase Act

Required notices on every sale. Timing and delivery matter — a defective TOPA notice can delay or derail a sale closing. We handle preparation and delivery with correct documentation.

 Fair Chance Housing — Ordinance No. 13500 compliance

Oakland’s Fair Chance Housing Ordinance governs the sequence and scope of criminal background checks in the application process. Our screening is structured around this from the first application step.

 Seismic Retrofit Tracking — Soft-story mandate compliance

For applicable buildings, we monitor retrofit compliance deadlines and coordinate with structural engineers when required. Compliance status affects your ability to issue rent increases on covered units.

One missed filing can invalidate a rent increase or derail an eviction
— even if everything else was done correctly.

Schedule a Free Consultation →

What Oakland Property Management Costs

All East Bay Properties charges 6–8% of monthly rent for full management in Oakland, plus a placement fee of 50% of one month’s rent when we place a new tenant. There is no setup fee, no maintenance markup, no lease renewal fee, and no cancellation penalty.

Monthly rent	Management fee (6–8%)	Placement fee (50%, when a new tenant is placed)
$2,000	$120–$160/mo	$1,000
$3,000	$180–$240/mo	$1,500
$4,000	$240–$320/mo	$2,000

Only need a tenant found and screened? Tenant placement is also available on its own for 75% of one month’s rent, with no ongoing fee.

When you compare Oakland property managers, ask each one about these line items. They're where a low headline percentage turns into a higher total cost:

- Maintenance markups (often 10–20% added to contractor invoices — we charge none)
- Setup or onboarding fees
- Lease renewal fees
- RAP registration and rent increase notice handling — included or billed separately?
- Cancellation terms

In Oakland, compliance is part of the job, not an add-on. Preparing RAP registrations, rent increase notices, business license renewals, and Just Cause documentation is included in our management fee; the city's own registration and license fees are passed through at cost. See the full fee breakdown →

Oakland rental laws, kept current: See every Oakland and California rule that applies to your Oakland rental, with the date we last checked each one against the official text: Oakland rental laws for landlords. Or browse the full California rental law library.

Oakland landlord guides:

- Oakland Rent Control in 2026: the 2.3% AGA, RAP registration and banked increases
- Oakland Just Cause Eviction: valid grounds, notice requirements and relocation payments
- East Bay Rent Control Compared: Oakland vs. Berkeley, Richmond and Emeryville

Oakland by the Numbers

600+ units managed	across the East Bay, including dozens in Oakland
95.2% occupancy rate	average 25–30 days from vacancy to signed lease

99.14% rent collection rate	figures from our portfolio over the last 90 days
6–8% management fee	no setup fees, no cancellation fees, no maintenance markups
24/7 bilingual maintenance	English and Spanish, around the clock
2.3%	Oakland’s allowable rent increase cap for August 2026–July 2027. We calculate and apply it correctly every time.

Why Oakland Is Its Own Market

Oakland’s Rent Adjustment Ordinance covers most units built before 1983 — but the compliance requirements go far beyond just capping rent increases. Oakland landlords must also navigate annual RAP registration, business licensing, Just Cause eviction rules that apply from the start of a tenancy, and the Tenant Opportunity to Purchase Act, which gives tenants formal rights when you sell.

The Fair Chance Access to Housing Ordinance adds another layer — criminal history cannot be used as a blanket screening criterion, with specific procedural requirements for any adverse action.

We’ve operated in Oakland for over 20 years. We track every ordinance update, file every required registration, and handle every tenant interaction in full compliance — so you never have to wonder if you’re exposed.

Talk to an Oakland Property Manager Today →

Key Facts: Oakland Rental Property in 2026

- **RAP annual registration deadline** – March 1 each year
- **2026–2027 Oakland AGA (rent increase cap)** – 2.3%, Aug 1, 2026 – Jul 31, 2027 (RAP-covered units only)
- **Statewide AB 1482 cap (does NOT override RAP)** – 8.8% (Aug 1, 2026 – Jul 31, 2027) — applies only to non-RAP units
- **Just cause eviction protection** – Applies from the start of the tenancy (no 12-month wait, unlike AB 1482)
- **No-fault eviction relocation assistance** – Uniform Relocation Ordinance base of $6,500 (studio/1BR), $8,000 (2BR), $9,875 (3+BR) per unit, plus $2,500 for lower-income, elderly, disabled or minor-child households; adjusted every July 1, so check the City's current schedule
- **Fair Chance Ordinance** – Criminal history inquiry restricted during application
- **Soft-story seismic retrofit (Tier 3)** – Deadline passed Feb 21, 2025 — non-compliance now subject to fines
- **AEBP management fee** – 6–8% of monthly rent, no setup fee

Owning rental property in Oakland can be one of the most profitable long-term investments in the Bay Area. Strong tenant demand, a diverse rental stock, and steady appreciation have made Oakland attractive to investors for decades. But managing Oakland rentals is genuinely different from managing property elsewhere in California — and different in ways that cost landlords real money when they get it wrong.

Oakland operates under its own Rent Adjustment Program, its own Just Cause for Eviction Ordinance, its own Fair Chance housing rules, and a growing list of local registration and documentation requirements that exist independently of California state law. A property manager with solid general California knowledge but limited Oakland experience is often not enough.

All East Bay Properties has managed Oakland rental properties since 2005 — across Rockridge, Temescal, Fruitvale, West Oakland, Grand Lake, Laurel, and the neighborhoods in between. We handle every aspect of day-to-day management while keeping you in full compliance with the city's regulations. And when your tenant moves out, we handle the inspections, accounting and security deposit return.

Oakland by Neighborhood: What Property Owners Need to Know

Oakland isn't one rental market — it's several, each with its own tenant profile, price point, and compliance exposure.

Rockridge and Temescal command some of Oakland's highest rents. Units in these neighborhoods are almost always subject to the Rent Adjustment Program—most buildings predate 1983—which means the 2.3% Annual General Adjustment (AGA) cap applies for August 2026–July 2027 rather than the statewide 8.8% limit. Owners who apply the incorrect rate risk refund obligations and exposure to RAP petitions.

Fruitvale and the Laurel District are high-demand corridors where tenant turnover and screening compliance are the primary risk areas. Oakland's Fair Chance Ordinance (O.M.C. 8.25) restricts criminal history inquiries during the rental application process. Violations — including asking about criminal history before making a conditional offer — can result in civil liability under the ordinance.

West Oakland has seen significant investor activity and contains a concentration of soft-story buildings subject to Oakland's seismic retrofit mandate. Tier 3 compliance deadlines passed February 21, 2025. If you own a soft-story building in West Oakland and haven't completed the required work, you're exposed to escalating fines and may encounter issues with insurance coverage and property financing.

Grand Lake and Adams Point have many long-term tenants, which makes Oakland's Just Cause for Eviction Ordinance (Measure EE) especially relevant. From the start of a tenancy, lease expiration and property sale are not valid grounds for eviction. No-fault evictions require documented just cause and a relocation payment under Oakland's Uniform Relocation Ordinance, starting at $6,500 per unit before annual CPI increases (owner move-ins are prorated by how long the tenant has lived there).

Emeryville border properties — particularly along the Powell Street and 40th Street corridors — sometimes create jurisdictional questions when a property straddles city lines or when tenants work in one city and live in another. We know where the lines are and which ordinance governs.

Oakland Landlord Compliance Calendar — 2026

Deadline	Requirement	What happens if you miss it
March 1	RAP annual registration renewal	Can forfeit six months of a contested rent increase; no standing to file or respond to a RAP petition without proof of registration
Before any rent increase	Attach current Business Tax Certificate to notice	Notice is legally void without it (requirement reinforced April 15, 2025)
Rolling 12 months	One rent increase per 12-month period maximum	Second increase in the same period is invalid regardless of amount

Deadline	Requirement	What happens if you miss it
Before any eviction filing	Confirm documented just cause basis	No-fault evictions require a relocation payment (Oakland Uniform Relocation Ordinance base: $6,500–$9,875 per unit by bedroom count, plus $2,500 for qualifying households, adjusted each July 1)
Any notice with banking	Current plus banked increase capped at 3x the current AGA in any one increase (6.9% at 2.3%); attach a current Business Tax Certificate	Banked amounts expire five years after they accrue or when the property changes hands
Move-in and move-out	Photo documentation per AB 2801 (move-out photos since April 1, 2025; move-in photos for tenancies starting on or after July 1, 2025)	Deficient documentation eliminates ability to make valid deposit deductions

The Mistake We See Most Often With Oakland Properties

In 20 years of managing Oakland rentals, the single most expensive error we see new clients bring to us isn’t a bad tenant — it’s a bad rent increase.

Specifically: applying California’s statewide AB 1482 cap of 8.8% to an Oakland Rent Adjustment Program-covered unit, when the actual allowable increase for August 2026–July 2027 is 2.3%.

The math feels minor until you run it. On a $2,400/month unit, the difference between 8.8% and 2.3% is $156/month — $1,872/year. If a tenant petitions the RAP (and Oakland tenants increasingly know their rights and do), you're refunding that overcharge plus potential penalties, and your ability to raise rent in future cycles may be restricted until the overpayment is resolved.

We've onboarded clients who didn't discover this problem until two or three years into an incorrect increase. The refund exposure compounds. And because RAP petitions are public record, they can complicate a future sale.

This is why Oakland property management requires more than general California landlord knowledge. The local ordinance governs where it conflicts with state law, and the local ordinance has its own deadlines, its own petition process, and its own documentation requirements that state law simply doesn't address.

What We Handle for Oakland Property Owners

Rent Adjustment Program compliance

We register your property annually, calculate the correct AGA each cycle, prepare compliant rent increase notices with all required attachments (including the Business Tax Certificate), and maintain records that protect you in the event of a tenant petition.

Tenant screening and Fair Chance compliance

Our screening process is structured to comply with Oakland's Fair Chance Ordinance sequencing requirements while still protecting you from unqualified applicants. We use AppFolio for application processing and pre-screen prospective tenants through LISA, our AI leasing assistant, 24/7.

Just cause eviction guidance

We document tenancy milestones from day one, advise you on valid grounds before you make any removal decision, and coordinate with qualified Oakland landlord-tenant attorneys when formal proceedings are necessary.

Maintenance and vendor coordination

24/7 maintenance response in English and Spanish. We coordinate licensed, insured vendors throughout Oakland and pass through costs exactly as billed — no markups.

Financial reporting

Monthly statements, year-to-date cash flow reports, and 24/7 access to your owner portal through AppFolio. Most of our out-of-state Oakland property owners manage everything remotely without issue.

Lease compliance and documentation

We use current, California-compliant lease agreements updated for 2026 law changes including AB 628 (mandatory appliances), AB 246 (SSI tenant protections), and the updated AB 2801 deposit photo documentation requirements.

Frequently Asked Questions: Oakland Property Management

Do you handle RAP registration for properties we’re bringing on mid-year?

Yes. We complete the registration or renewal as part of onboarding. If registration is lapsed, we assess any back-registration exposure before implementing rent increases.

What is the current Oakland rent increase allowance?

For August 1, 2026 through July 31, 2027, the Oakland Rent Adjustment Program’s Annual General Adjustment is 2.3%. This applies to most residential units built before 1983. Units

built after 1983, single-family homes (with some exceptions), and condos may be subject to the statewide AB 1482 cap of 8.8% instead — or exempt entirely. We determine which rule applies to your specific unit before any increase is processed.

We purchased an Oakland property recently. Can you take over mid-tenancy?

Yes. We handle mid-tenancy transitions regularly, including auditing existing lease terms, reviewing rent increase history for RAP compliance, completing the move-in inspection and documentation baseline, and formally introducing ourselves to the tenant. Most transitions are seamless from the tenant's perspective.

Our Oakland building has a soft-story retrofit notice from the city. Can you help?

We can coordinate the inspection and contractor engagement, but seismic retrofit work itself requires a licensed structural contractor and city permits. We can refer you to contractors we've worked with in Oakland and help manage the project timeline, but the work and permitting is outside our management scope.

Do you manage Section 8 / Housing Choice Voucher tenants in Oakland?

Yes. We manage several Oakland properties with Section 8 tenants, handle all HACA inspection coordination, rent reasonableness determinations, and HAP contract administration.

What are your fees for Oakland properties?

Management fees are 6–8% of monthly rent depending on property type and unit count. Tenant placement is 50% of one month's rent for management clients. No setup fee, no cancellation penalty with proper notice.

Why Local Ownership Matters in Oakland

The owners and brokers of All East Bay Properties don't just work in Oakland — we own rental property here. We've navigated the same RAP registration process, attended the same rent board hearings, and dealt with the same Fair Chance compliance questions that our clients face. That's not a marketing line; it's why we understand what's actually at stake when a compliance question comes up at 5pm on a Friday.

We're not a national property management chain with an Oakland office. We're an East Bay company, headquartered in Emeryville, managing properties within a few miles of where we live. That proximity matters for maintenance response, for vendor relationships, and for the kind of institutional knowledge that only comes from being embedded in a market for two decades.

Ready to talk about your Oakland property?

We offer free consultations for Oakland property owners — whether you're currently self-managing, considering bringing on a manager for the first time, or looking to switch from another company.

Get Your FREE Rental Analysis Today

Call: (510) 450-3800
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We also manage properties in Berkeley, Emeryville, and Richmond — and throughout the broader East Bay including Alameda, Albany, and El Cerrito.

All East Bay Properties is a licensed California real estate brokerage (CalDRE #01516255). Services and fees may vary. Call for a full description of services.

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