

**PROPOSED MODIFICATION TO CHAPTER 4-5  
OF THE ALBANY MUNICIPAL CODE TO  
AMEND SECTION 4-5.2 MEASURE DD**

**DD**

**MEASURE DD:** Shall the Albany Municipal Code, Chapter 4-5 entitled "Real Property Transfer Tax" be amended in Section 4-5.2 to provide for an increase in the tax rate from \$11.50 per \$1,000.00 to \$14.50 per \$1,000.00 of the value of consideration?

**YES**

**NO**

**CITY ATTORNEY IMPARTIAL ANALYSIS OF  
MEASURE DD**

**PROPOSED MODIFICATION TO THE REAL  
PROPERTY TRANSFER TAX ORDINANCE, SEC-  
TION 4-5.2 OF THE ALBANY MUNICIPAL CODE**

A "Yes" vote approves a modification of Albany's real property transfer tax from \$11.50 per thousand to \$14.50 per thousand.

A "No" vote rejects amending the Real Property Transfer Tax ordinance that presently provides for a tax of \$11.50 per thousand.

This is a general tax and it requires a majority vote of those voting at this election.

Background

Albany is a charter city. Charter cities can enact real property transfer tax ordinances. These ordinances require a transfer tax to be paid when a property is sold. Albany has had such an ordinance for many years. Over time, the tax rate has been changed. The last change was in 2002.

The Proposed Change

If adopted, at the time of sale a \$14.50 per thousand dollars of consideration would be levied. The buyer or seller, or as agreed by the buyer and seller, would have to pay the tax.

If, for example, a property sold for \$500,000.00, the tax would be \$7,250.00. Presently, the tax is \$11.50 per thousand, or \$5,750.00 for a \$500,000.00 house.

Fiscal Impact

Increase revenue to the City's general fund.

s/ROBERT ZWEBEN  
Albany City Attorney

**ARGUMENT IN FAVOR OF MEASURE DD**

As a residential community, the basic governmental services Albany provides to residents are funded largely by taxes and fees paid by residents and businesses located within the City. The property transfer tax is an important source of dependable, unrestricted funds to support expected general services.

The City of Albany, as other cities, is facing fiscal challenges now and in the years ahead as labor and energy costs increase and as a result of depressed economic activity nationwide. State of California budget shortfalls continue to put city revenues at risk. As one of the few major revenue sources the City has the ability to influence, this increase will help to avoid possible reductions in essential services and provide a dependable revenue stream for the City.

The property transfer tax is only paid when a property is sold. It is scaled to the sale value of the property, and is typically split between the buyer and seller. This measure would raise the rate to a level on par with the cities of Berkeley, Oakland and Piedmont. The tax increase would not appear on tax bills and would have no impact on residents living on fixed incomes.

Please vote in favor of this measure to support the City of Albany's effort to continue to maintain its fiscally responsible manner and health that is to the benefit of all residents and businesses.

s/Marjorie A. Atkinson  
Councilmember

s/Joanne R. Wile  
City Council Member

s/Raymond N. Anderson  
Albany Businessman

s/Tod Abbott  
President, Chamber of Commerce

s/Ellen Toomey  
A Co-founder of SchoolCare

**NO ARGUMENT AGAINST MEASURE DD WAS  
SUBMITTED**