

City of Piedmont COUNCIL AGENDA REPORT

DATE: June 1, 2026

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Provide Direction to Staff on a Potential November 2026 Ballot Measure regarding the Real Property Transfer Tax

RECOMMENDATION:

Provide direction to staff regarding potential next steps to increase the Real Property Transfer Tax, including preparation of a ballot measure for voter consideration in November 2026.

DISCUSSION:

Following its review of the 5 year Capital Improvement Program, the City Council requested that the Budget Advisory and Financial Planning Committee (“Committee”) examine funding mechanisms to address the City’s deferred maintenance obligations, capital infrastructure needs, and long-term revenue sustainability. The Committee presented a report to the Council on May 18, 2026.

The Committee reviewed the City’s current Real Property Transfer Tax structure, historical revenue trends, comparative tax rates in neighboring Alameda County jurisdictions, and the City’s ongoing capital and facilities funding needs. The conclusion of the effort is a recommendation to consider increasing the current RPTT rate from \$13.00 per \$1,000 of assessed value (1.3%) to a range between \$15.00 and \$18.00 per \$1,000 of assessed value (1.5% to 1.8%). The Committee also suggested that the Council may wish to evaluate a tiered rate structure similar to those adopted in several neighboring jurisdictions.

At this time, the Council is being asked to receive the Committee’s report and provide direction regarding whether staff should proceed with preparation of a potential ballot measure for future voter consideration.

POTENTIAL BALLOT TIMELINE:

Should the City Council wish to place a Real Property Transfer Tax measure on the November 2026 ballot, the measure materials need to be submitted to the Alameda County Registrar of Voters by no later than August 7, 2026. To meet that deadline, the City needs to complete the required ordinance introduction and adoption process. Potential meeting dates for consideration could include:

- July 6, 2026 – First Reading / Introduction of Ordinance
- July 20, 2026 – Second Reading / Adoption of Ordinance and Ballot Measure

The timeline also requires preparation of ballot materials, legal review, and community outreach activities during the summer months.

FISCAL IMPACT

This item does not itself increase taxes or generate additional revenue. Any future adjustment to the Real Property Transfer Tax rate require voter approval. Assuming the 10 year average market activity and a flat rate structure, an increase in the RPTT could generate approximately \$338,000 to \$1.6 million in additional annual revenues per year.

Rate	Additional Revenue
1.4%	\$338,000
1.5%	\$677,000
1.6%	\$1,015,000
1.7%	\$1,354,000
1.8%	\$1,692,000

Additional revenues, if approved by voters, would support the City's General Fund and help to address increasing deferred maintenance and long-term capital infrastructure needs.

ATTACHMENTS

None