City of Orinda

City Information

- City website: City of Orinda
- Zip code: 94563
- Population: 17,643
- Median household income: $162,267
- Orinda Chamber of Commerce: (925) 254-3909 or http://www.orindachamber.org

Housing Information

- Housing units: 6,804
- Percent of housing stock that is Single-Family Detached Homes: 96.3%
- Homeownership rate: 90.5%
- Average persons per household: 2.75

Public School District

- Orinda School District: (925) 254-4901 or http://www.orindaschools.org/
- Acalanes Union High School District: (925) 280-3900 or http://www.acalanes.k12.ca.us/

For-Sale and Open House Sign Regulations

- One (1) non-portable temporary sign per building frontage displayed for no more than one (1) year in any zoning district.
- May not exceed six (6) feet in height if they are non-portable.
- May not exceed six (6) square feet of sign area per face.
- Signs may not be illuminated.
- Signs shall be removed as soon as possible, but no more than ten (10) days, after the sale or lease of a property.
- One (1) on-site open house sign.
- Not more than 4 off-site directional signs per parcel being sold, at intersections only, and no further from the property than the nearest major thoroughfare intersection, and only where a directional change is necessary.
- Display only on days of open house.
- No signs on fence, utility pole, sidewalk, street, median strip, traffic island or public landscaped area.
- Exceed three (3) feet in height if they are portable;
- Be made out of materials not resistant to moisture (e.g., non-laminated cardboard, paper);
- Be secured to City-owned infrastructure, including streetlights, trees, pavement, fences, mechanical equipment, utility poles or street furniture.
- Be located in a City-maintained landscape area.
Time-of-Sale Requirements

- **Local Real Estate Transfer Disclosure Statement:** The transferor of any residential real property in the city of Orinda shall deliver to the prospective transferee a disclosure statement required as follows:
  - In the case of a sale, as soon as possible before transfer of title.
  - In the case of transfer by a real property sales contract, as soon as possible before execution of the contract.

Orinda Local Option form: [Orinda Local Option Disclosure](#)

- **Weatherization Disclosure Requirements:** Every seller of a residential dwelling building containing one through four dwelling units shall provide to all prospective buyers of the dwelling, on an approved standardized form, written information on whether all of the following energy saving devices exist on or in each dwelling unit:
  - All accessible attic space above living area is insulated, and if so, the thermal resistance (R) value (as defined in Section 2-5302 of Title 24 of the California Administrative Code, as amended or re-codified from time to time) of the insulation material;
  - All doors and windows leading to unheated areas are weather stripped;
  - Hot water heater tanks are fitted with an insulation blanket or other insulation material;
  - All accessible shower heads have flow restrictors or low flow shower heads;
  - All accessible heating and cooling ducts in unheated areas are insulated;
  - All major joints and openings to the dwelling’s exterior, including switch plates and wall outlets, are caulked or sealed.

Every buyer of a residential dwelling containing one through four dwelling units shall submit written acknowledgment of receipt of the information to the Public Works Director, within fourteen (14) days after close of escrow or transfer of title to the property. Failure of the seller and/or buyer to comply with the provisions of this chapter shall not affect the validity of the transfer of the property. For more information visit: [Residential Dwelling Weatherization Disclosure](#)

Taxes, Bonds or Assessment Districts

- **Real Estate Transfer Tax:** $1.10/per $1,000 property value. City Rate: $0.55/per $1,000 property value. County Rate: $0.55/per $1,000 property value.

- **Orinda School Parcel Tax:** Annual Orinda Union School Parcel Tax is $502.00

- **For Additional Information:** The Contra Costa County Treasurer-Tax Collector’s Office may have additional information about property-specific taxes or assessments. The phone number to reach the Contra Costa County Treasurer-Tax Collector’s Office is: (925) 957-5280. To look up a property by parcel number or street address go to: [Lookup Current Year Taxes](#)
Rent Control, Rent Review and Landlord Responsibilities

- **Rent Control:** The City of Orinda does not have a rent control ordinance.

Special Study or Planning Zones

None.

GOVERNMENT AND COMMUNITY CONTACT INFORMATION

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<tr>
<th>Service</th>
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<th>Phone Number</th>
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<tr>
<td>Building Inspections</td>
<td>Lamorinda Building Inspection Office</td>
<td>925-299-0263</td>
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<tr>
<td>Business License</td>
<td>(Not required)</td>
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<tr>
<td>Cable and/or Phone</td>
<td>Comcast Cable</td>
<td>925-349-3300</td>
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<td>AT&amp;T</td>
<td>888-861-2533</td>
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<td>Electricity</td>
<td>PG&amp;E</td>
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<td>Finance Dept</td>
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<td>925-253-4224</td>
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<td>Fire Dept</td>
<td>Moraga-Orinda Fire District</td>
<td>925-258-4599</td>
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<td>Garbage</td>
<td>Allied Waste</td>
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<td>Gas</td>
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<td>Permit Dept</td>
<td>Lamorinda Building Inspection Office</td>
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<td>Planning/Zoning Dept</td>
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<td>Public Works</td>
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<td>Recycling</td>
<td>Valley Waste Management</td>
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<td>School District</td>
<td>Orinda Union School District</td>
<td>925-254-4901</td>
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<td>Water</td>
<td>EBMUD</td>
<td>866-403-2683</td>
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Information updated: 01/25/14