

# City of Piedmont

---

## City Information

- City Website: [City of Piedmont](#)
- Zip Code: 94610
- Population: 10,667
- Median household income: \$206,392

## Public School District K-12

- Piedmont Unified School District  
<http://www.piedmont.k12.ca.us/>  
Phone: 510-594-2600

## Housing Information

- Housing units: 3,924
- Percent of housing stock that is Single-Family Detached Homes: 95.8%
- Homeownership rate: 91.3%
- Average persons per household: 2.93

Source: U.S. Census Bureau: State and County QuickFacts website 01/07/14. For more demographic information about the City of Piedmont visit: [Piedmont QuickFacts](#)

## For-Sale and Open House Sign Regulations

- One (1) sign no larger than four square feet per property.
- Directional signs may be placed on city sidewalks as long as it does not create a safety hazard or impede pedestrians.
- Open house signs may be displayed on Sundays from 12:00 pm to 5:00 p.m.

## Time-of-Sale Requirements

- **Regional Sewer Lateral Program:** The City of Piedmont requires sewer lateral inspections prior to a home being sold. Additionally, inspections also are required for remodeling projects of \$100,000 or more, and when a property owner changes the size of their water meter.

This point-of-sale requirement is in response to a court order from the United States Environmental Protection Agency (EPA). The EPA is requiring the [East Bay Municipal Utilities District \(EBMUD\)](#) repair damaged sanitary sewer pipes to prevent untreated waste from being released into the San Francisco Bay. EBMUD is in turn passing the responsibility to individual property owners who will have to obtain a certificate from EBMUD showing their sewer laterals are not damaged and are connected properly.

- **Building Permit History:** Every person who sells an interest in real property located in the City shall provide the following to a buyer at least 10 days before the close of escrow:
  - A Property Records Search provided by the City Public Works Department for a nominal fee established by the City Council. This report shows the building permit history for the property, including which improvements have been approved; and
  - A disclosure statement prepared by the Director of Public Works, outlining certain requirement concerning real property.

For more information contact the Department of Public Works at (510) 420-3050. [Piedmont Disclosure Statement.pdf](#)

# City of Piedmont

---

- **Sidewalk Repair Ordinance:** The following conditions applying to the requirements of construction and/or repair of sidewalks and driveways within the City as more specifically set forth in other Sections of this Article V of Chapter 18 of the City Code:
  - In conjunction with the sale of the real property.
  - When the real property is developed for any use.
  - In conjunction with the issuance of any permit or aggregate of permits, within the year preceding the date of application, in the amount of \$5,000.00 or more on the real property.
  - When the property owner of such real property becomes aware of an unsafe condition on such property.
  - When property owner is notified by the City of an unsafe condition on such property.

For more information contact the Department of Public Works at (510) 420-3050.

## Potential Disclosure Issues

- **Remodel or Repair of Property:** Piedmont has specific Rules and Guidelines for homeowners planning any type of exterior remodel or repair. The Design Review Guideline is available through the Building Department – 420-3050. Prior to the start of construction or demolition, the project applicant is required to submit a [Drop Box – Dumpster Application](#).
- **Fire Hazard Zone** – Certain areas in the City of Piedmont may be in a special fire zone. For more information contact the fire Department at (510) 420-3032.
- **Home Occupation Permits:** The City will allow homeowners to use a portion of their residence for certain types of offices or other home occupations and a permit is required. For more information, call the City Clerk's Office at (510) 420-3040.
- **Garage Sales:** A permit is required for Garage Sales in the City of Piedmont.

# City of Piedmont

---

## Taxes, Bonds and Assessment Districts

- **Real Estate Transfer Tax: Total:** \$14.10/per \$1,000 property value. City Rate: \$13.00/per \$1,000 property value. County Rate: \$1.10/per \$1,000 property value
- **Business License Tax:** The Business Tax is based on the gross income of any Real Estate Broker doing business in the City of Piedmont. There is a minimum of \$100 or the rate is based on \$2.00/thousand of gross.
- **Mello-Roos Tax and Special Assessment Districts**

Municipal Service Tax (Measure D) – based on square footage of the parcel as follows for FY 2014-15:

<b>Single Family Residences</b>	
0 to 4,999 sq. ft.	\$375
5,000 to 9,999 sq. ft.	\$422
10,000 to 14,999 sq. ft.	\$488
15,000 to 20,000 sq. ft.	\$556
Over 20,000 sq. ft.	\$633
<b>Commercial Properties</b>	
0 to 10,000 sq. ft.	\$633
Over 10,000 sq. ft.	\$949
Multi-Family Residential: per unit	\$261
Parcels Divided by Tax Code Area Line	\$385

# City of Piedmont

---

Municipal Sewer Tax (Measure H) - based on square footage of the parcel as follows for FY 2014-15:

Single Family Residences	
0 to 4,999 sq. ft.	\$508
5,000 to 9,999 sq. ft.	\$579
10,000 to 14,999 sq. ft.	\$667
15,000 to 20,000 sq. ft.	\$779
Over 20,000 sq. ft.	\$916
Commercial Properties	
0 to 10,000 sq. ft.	\$916
Over 10,000 sq. ft.	\$1,261
Multi-Family Residential: per unit	\$424
Parcels Divided by Tax Code Area Line	\$508

- **For Additional Information:** The Alameda County Assessor Treasurer-Tax Collector's Office may have additional information about property-specific taxes or assessments. Call: (510) 272-3787. You may look up a property by its parcel number or street address at: [Lookup Current Year Taxes](#)

## Rent Control, Rent Review and Landlord Responsibilities

- **Rent Control:** The City of Piedmont does not have a rent control ordinance.
- **Business License Fee on Rental Property:** An annual Business License is required March 1 of each year for residential property which is rented or leased. Contact the City Clerk at (510) 420-3040 to request the appropriate forms.

**Special Study or Planning Zones:** None.

# City of Piedmont

---

## GOVERNMENT AND COMMUNITY CONTACT INFORMATION

Building Department	510420-3050
City Clerk's Office	510-420-3040
Department of Public Works	510-420-3050
Electricity	800-743-5000
Fire Department	510-420-3032
Fire Department	510-420-3030
Gas	800-743-5000
Permit History	510-420-3050
Police Department	510-420-3000
School District	510-594-2600
Waste Management	800-320-8077
Water	510-287-1380

Information updated: 12/18/2014