

## **General Information**

- Unincorporated Contra Costa County
- Zip codes: 94507
- Population: 14,570
- Median household income: \$171,767
- Housing units: 5,378
- Percentage of Owner-Occupied Housing: 89.1%
- Median Value Owner-Occupied Housing: \$1,411,800
- Average persons per household: 2.95
- Median Gross Rent: \$2,911

---

## **Real Estate- Related Policies and Regulations**

### **For-Sale and Open House Sign Regulations**

Unincorporated areas of Contra Costa County comply with the Contra Costa Code of Ordinances. Find detailed information at [ContraCostaCountyOrdinance/Signs](#) or contact County Code Enforcement (877) 646-8314. In general, the following guidelines must be followed:

- No signs permitted in the public right of way;
- For Sale signs permitted only on private property with permission of property owner;
- One Type III sign may be erected on any premises offered for sale or lease but must be removed ten days after the property is no longer being offered.

### **Time-of-Sale Requirements**

**Gas Shut-off Valve Requirements (Unincorporated Areas Only):** As of January 2017, building permits applied for in Unincorporated Contra Costa County Ordinance must comply with CC Code chapter 718-8. The code requires gas shut-off valves be installed downstream of the meter on any residential, commercial or industrial building that has fuel gas piping supplying the building and the building is sold on or after December 1, 2006. The device must be installed before the parties to the sale enter into an agreement for sale, or before the close of escrow.

[CC\\_GasShutOffValveOrdinance](#)

### **Potential Disclosure Issues**

The potential disclosure issues and resource list below are not intended to be all-inclusive. The Contra Costa County Disclosures and Disclaimers Advisory is available from the Bay East Association of REALTORS®.

**Energy Efficiency Program - Property Assessed Clean Energy (PACE):** PACE is a financing option for property owners engaging in energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE financing is attached to the home, is repaid through the property tax bill, and transferred to subsequent owners until paid off. Alamo participates in the HERO Residential, and HERO Commercial for residential and/or commercial properties. Find detailed information at [www.heroprogram.com](http://www.heroprogram.com); <http://www.pacenation.us/resources/all-programs/>; and <http://cscda.org/Open-PACE>.

## **Taxes, Bonds and Assessment Districts**

**Real Estate Transfer Tax:** County Rate: \$1.10/per \$1,000 property value

**Mello Roos Tax and Special Assessment Districts:** A parcel tax for the San Ramon Valley Unified School District is currently in effect. For property-specific tax information, contact Contra Costa County Treasurer’s Office at (925) 957-5280 or search online by parcel number or street address visit: [ContraCostaCoTaxInformation](#)

## **Rent Control, Rent Review and Landlord Responsibilities**

**Rent Control:** Contra Costa County does not have rent control.

**Rental Dwelling Unit Maintenance and Inspection Ordinance:** Alamo complies with the County ordinance for inspecting dwelling units, found here: [ContraCostaCoRentalInspections](#)  
In general, every property owner of a rental dwelling unit in the unincorporated area of the county shall:

- Maintain the rental dwelling unit and its premises so that no substandard condition exists at the rental dwelling unit or on the premises;
- Correct all substandard conditions before a re-inspection occurs; and
- Be liable for violations of this chapter regardless of any contract or agreement with any third party concerning the rental dwelling unit and its premises.

## **Special Study or Planning Zones**

None.

## **Additional Information**

**Dog & Cat Licenses:** Any owner of a dog or cat must obtain a license for their animals. Detailed information can be found at: [ContraCostaCoPetLicensing](#)

<b><u>Type/Term</u></b>	<b><u>1 Year</u></b>	<b><u>2 Year</u></b>	<b><u>3 Year</u></b>
Unsterilized	\$40.00	\$74.00	\$110.00
Sterilized	\$20.00	\$37.00	\$55.00

Senior Citizens (65+) Pet License Discount Eligible

**Community of Alamo Resources**

<b>Building Division</b>		925-674-7200
<b>Business License</b>		925-674-7200
<b>Cable and/or Phone</b>	AT&T	800-332-1321
<b>Cable and/or Phone</b>	Comcast	800-945-2288
<b>Electricity</b>	PG&E	800-743-5000
<b>Environmental Services</b>		925-313-2000
<b>Finance Department</b>	Administration Division	925-313-2000
<b>Fire Department</b>	San Ramon Valley Fire Protection	925-838-6640
<b>Garbage</b>	Republic Sanitary Service	510-262-7100
<b>Gas</b>	PG&E	800-743-5000
<b>Housing Authority</b>		925-957-8000
<b>Permit Department</b>		925-313-2000
<b>Planning/Zoning Dept</b>		925-313-2000
<b>Sheriff Department</b>		925-646-2441
<b>Public Works</b>		925-313-2000
<b>Recycling</b>	Recycle Smart	925-906-1801
<b>School District</b>	San Ramon Unified School District	925-552-5500
<b>Water</b>	EBMUD	866-403-2683

**Online Resources**

- Alamo Website: <http://www.co.contra-costa.ca.us/3595/Alamo>
- Danville Area Chamber of Commerce: <http://www.danvilleareachamber.com/>
- San Ramon Valley Unified School District: <http://www.srvusd.net/>
- Board of Supervisors, District II: [Supervisor-Candace-Andersen](#)
- Alamo Municipal Advisory Council: [AlamoMAC](#)
- Alamo Improvement Association: <http://www.alamoca.org/>
- Contra Costa Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [AlamoQuickFacts](#)

DISCLAIMER: The information provided herein is current as of the date below. The intention of this document is to increase awareness and should not be considered a comprehensive list since all information may not be known to Bay East Association of Realtors or may have changed since publication. Bay East recommends real estate professionals contact local officials to determine current codes, regulations, practices and policy requirements. Document Update: December, 2017