

General Information

- Zip code: 94513
- Population: 60,532
- Median household income: \$103,975
- Housing units: 19,197
- Percentage of Owner-Occupied Housing: 77.95%
- Median Value of Owner- Occupied Housing: \$428,500
- Average persons per household: 3.15
- Median Gross Rent: \$1,977

Largest Employers

- Brentwood Union School District
- Liberty Union High School District
- City of Brentwood
- Safeway Stores, Inc.
- John Muir Health
- Hot Line Construction
- Home Depot
- Winco Foods, Inc.
- Walgreen Co.
- Kohl’s Corporation
- Precision Cabinets

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

Real Estate signs are allowed without permits in residential and non-residential areas and must abide by the City Code. See: [BrentwoodSignOrdinance](#)

For residential properties:

For sale signs may not exceed a cumulative area sixteen (16) square feet, with an individual sign area of no more than eight square feet. Nameplates, address indicators and flags do not count toward this maximum area limit. In addition:

- Signs may not be illuminated.
- Open house signs may be displayed on weekends and legal holidays only and must be removed at the conclusion of the event.
- Freestanding signs are allowed provided they do not exceed four (4) feet in height (as measured from grade) and do not block the visibility triangle.

For non-residential properties and only with the property owner’s consent:

Signage requirements: Signs must not exceed a maximum area of thirty-two square feet per parcel or multiple occupancy commercial site; nor a maximum height of eight feet. Illumination is prohibited. Signs must be removed not later than ten days after the transaction has closed.

Off site signage may not exceed a maximum of two signs per transaction, with each sign no greater than sixteen square feet.



Time-of-Sale Requirements

Right to Farm Real Estate Transfer Disclosure Statement: In accordance with the provisions of Section 1102.6a of the California Civil Code, upon any transfer of real property adjacent to, or within two thousand feet of agricultural land by sale, exchange, installment land sale contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, or residential stock cooperative improved with one to four dwelling units, the transferor shall deliver to the prospective transferee the disclosure statement set forth below, as soon as practicable following the transferee's offer to purchase, or similar offer, but no later than five days before transfer of title. [Right To Farm Disclosure Form](#)

Residential Weatherization Disclosure (repealed): In 2014, Brentwood City Ordinance 931 repealed Chapter 15.60, which formerly required sellers of residential dwellings containing one through four dwelling units to provide to all prospective buyers information on the existence of energy-saving devices for each dwelling unit. [BrentwoodOrdinance931](#)

Gas Shut-off Valve Requirements (Unincorporated Areas Only): Portions of Brentwood exist in Unincorporated Contra Costa County. As of 2017, building permits taken out in those areas must comply with Contra Costa County Ordinance 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. [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, repaid through the property tax bill, and transferred to subsequent owners until paid off. Antioch participates in the CaliforniaFIRST Program, HERO Residential, and HERO Commercial. Details are available at www.heroprogram.com; <http://www.pacenation.us/resources/all-programs/>; or <http://cscda.org/Open-PACE>

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$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.

Mello Roos Tax and Special Assessment Districts: The City of Brentwood has four special Community Facilities Districts formed under the Mello-Roos Community Facilities Act of 1982. Each district has varying assessments and maturity dates. Find details here:

[BrentwoodSpecialTaxAnnualReport20162017](#)

For property-specific information, contact Brentwood Finance Department at (925) 516-5401; Contra Costa County Treasurer’s Office at (925) 957-5280; or search online at: [ContraCostaCountyTaxRecords](#)

Rent Control, Rent Review and Landlord Responsibilities

Rent Control: The City of Brentwood does not have a rent control ordinance.

Rental Property Inspection Program: This ordinance is intended to encourage owners of residential rental units to maintain their properties in order to preserve existing housing stock and create an atmosphere that affords all residents a safe and comfortable place to live. The ordinance inspection list at the link below details items of interest to prevent situations that could adversely affect the quality of life in the City. [BrentwoodRentalInspectionProgram](#)

Business Tax Certificate Requirement: Any person who carries on business in the City of Brentwood (including rentals and leases) is required to obtain a business tax certificate. For additional information regarding the Business Tax Certificate and associated fees, visit: [BrentwoodBusinessLicense](#)

Special Study or Planning Zones

None.

Additional Information:

Dog & Cat Licenses: Required for domesticated dogs and cats over 4 months old. Find details at: [BrentwoodAnimalLicensing](#)

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

- Senior Citizens (65+) Pet License Discount Eligible
- Replacement tags: \$7

City of Brentwood Resources

Building Inspections		925-809-7930
Business License		925-516-5480
Cable and/or Phone	Comcast	800-945-2288
Community Preservation		925-516-5195
Electricity	PG&E	800-743-5000
Finance Department		925-516-5460
Fire Department	East Diablo Fire	925-634-3400
Garbage	Brentwood Garbage	925-516-5415
Gas	PG&E	800-743-5000
Housing Department		925-516-5405
Permit Department		925-516-5405
Planning/Zoning Dept		925-516-5405
Police Department	Brentwood Police Dept	925-634-6911
Public Works		925-516-6000
Recycling	Public Works	925-516-6000
Rent Stabilization	Code Enforcement	925-516-5405
Water	Brentwood Water	925-516-5415

Online Resources

- City Website: [City of Brentwood](http://www.cityofbrentwood.com)
- Brentwood Chamber of Commerce: <http://www.brentwoodchamber.com/>
- Brentwood Union School District: <http://www.brentwood.k12.ca.us/>
- Liberty Union High School District: [Liberty Union School District](http://www.libertyunionhsd.org)
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [BrentwoodQuickFacts](http://www.census.gov)

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

