

General Information

- Zip code: 94517
 - Population: 11,992
 - Median household income: \$131,136
 - Housing units: 4,086
 - Percentage of Owner Occupied Housing: 90.2%
 - Median Value Owner-Occupied Housing: \$629,200
 - Average persons per household: 2.81
 - Median Gross Rent: \$2,490
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Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

The City of Clayton allows for real estate and open house signage without permits or city review pursuant to the municipal code, found here: [CityofClaytonSignOrdinance](#)

Real Estate Signage

- Only one on-site real estate sign may be displayed on a front or side yard frontage. An additional sign may be displayed on a rear yard frontage;
- Residential signs shall not exceed six (6) square feet in area; signs in commercial districts shall not exceed twelve (12) square feet in area;
- Signs may be in the form of a pole or wall design but shall not exceed six (6) feet in height;
- All signs shall be removed within ten (10) days of the lot or buildings being sold, leased, or rented;
- Off-property real estate signage (e.g., at nearby intersection, public landscape, public property) is not allowed.

Open House Signage

- A total of one (1) on-site and up to six (6) off-site signs allowed;
- Only one (1) off-site sign may be displayed at any one intersection;
- Signs may not exceed three (3) feet in height nor two (2) feet in width.
- Signs may only be displayed up to one hour before, during, and up to one hour following, the open house;
- Signs may not be displayed in a public right-of-way nor obstruct a pedestrian walkway, however, signs are allowed behind a sidewalk, or behind a curb if there is no sidewalk;

- No signs may be displayed on private property without consent of owner;
- Balloons, flags, pennants, animated devices, and similar objects are prohibited.

Time-of-Sale Requirements: None.

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. Clayton 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>

Tree Removal Permits: Permits are required for the removal of certain trees. Find details online at [ClaytonTreeRemovalPermit](#) or contact Community Development Dept. (925) 673-7340.

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: \$1.10/per \$1,000 property value. (City Rate: \$0.55/per \$1,000 property value plus County Rate: \$0.55/per \$1,000 property value).

Oakhurst Geological Hazard Abatement District: Property owners within the Oakhurst Geological Hazard Abatement District (GHAD) are charged an annual special assessment. GHAD oversees this area within the City of Clayton. For more information, contact the City Engineer/District Manager (925) 363-7433.

Mello Roos Tax: As of July 1, 2017, the City of Clayton has one annual Mello-Roos tax for landscaping and lighting. For property-specific information, contact Contra Costa County Treasurer's Office at (925) 957-5280; or search online at: [ContraCostaCountyTaxRecords](#)

Rent Control, Review and Landlord Responsibilities

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

Business License for Residential Landlords: Required for those with four or more residential rental units within the City of Clayton. A fee for each rental beyond three (3) units owned shall be paid as follows:

- Per Single Family - \$182.69
- Duplex & Multi-Family - \$182.69 with each additional unit - \$37.42

Business License for Business and/or Commercial Landlords: Fees are calculated based on square footage (\$0.057 per square foot), *or* at a rate of \$182.69 for each separate business operated on the premises, whichever is greater. For more information on obtaining a business license or questions call (925) 673-7310.

Special Study or Planning Zones

The City of Clayton exists in the Oakhurst Geologic Hazard Abatement District (GHAD) and is administered by the City Engineer/District Manager. For information, contact the GHAD District Manager at (925) 969-8181 or find information online at <http://www.ghad.org>

Additional Information:

Professional Business License (including: Real Estate Agents, Brokers, and Lawyers)

For those professionals charging a Flat Fee, there is no need to document transactions/money earned in Clayton. For those not charging a flat fee, business license fees are calculated based on two alternative methods, resulting in the following fees:

- **Professional:** \$304.85
- **Associate:** \$125.47
- **Employee:** \$28.61

- **Alternate Option 1:** Document **gross receipts** earned within the City of Clayton and pay, with supporting documentation, according to the Gross Receipts Fee Schedule (See Schedule here: http://ci.clayton.ca.us/?page_id=338).
- **Alternate Option 2:** Determine the **percentage of income** earned within the City of Clayton and pay that % against the base rate according to the Gross Receipts Fee Schedule, supplying supporting documentation. Maximum annual fee is the Professional level fee above.
- Find Business License Applications online: http://ci.clayton.ca.us/?page_id=338

Dog & Cat Licenses: All dogs and cats shall be licensed in accordance with the Contra Costa County regulations, found here: : [ContraCostaPetLicensing](#).

| <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; License replacement fee: \$7

City of Clayton Resources

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|-------------------------------|--|--------------|
| Building Inspections | | 925-646-2300 |
| Business License | | 925-673-7310 |
| Cable and/or Phone | AT&T | 800-310-2355 |
| | Comcast | 800-945-2288 |
| Electricity | PG&E | 800-743-5000 |
| Environmental Services | Clayton Community Development Dept | 925-673-7340 |
| Finance Dept | Merry Pelletier, Finance Manager | 925-673-7309 |
| Fire Dept | Contra Costa County Fire Protection | 925-941-3300 |
| Garbage | Republic Services (aka Allied Waste) | 925-685-4711 |
| Gas | PG&E | 800-743-5000 |
| Housing Dept | Community Development Dept. | 925-673-7340 |
| Permit Dept | | 925-671-3425 |
| Planning/Zoning Dept | Community Development Dept. | 925-673-7340 |
| Police Dept | Clayton Police Department | 925-673-7350 |
| Public Works | Engineering Dept. | 925-363-7433 |
| Recycling | Central Contra Costa Sanitary District | 925-228-9500 |
| School District | Mt. Diablo Unified School District | 925-682-8000 |
| Water | Contra Costa Water District | 925-688-8044 |

Online Resources

- City Website: [City of Clayton](http://www.cityofclayton.com)
- Greater Concord Area Chamber of Commerce: <http://www.concordchamber.com/#>
- Mount Diablo Unified School District: <http://www.mdusd.org/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [ClaytonQuickFacts](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