

General Information

- Zip codes: 94518, 94519, 94520, 94521, 94523
- Population: 128,726
- Median household income: \$71,477
- Housing units: 47,125
- Percentage of Owner-Occupied Housing: 58.2%
- Median Value Owner-Occupied Housing: \$423,100
- Average persons per household: 2.75
- Median Gross Rent: \$1,387

Largest Employers

- Bank of America Technology Center
- Mount Diablo Unified School District
- Chevron Credit Center
- John Muir Medical Center
- Conco Cement
- Costco
- T-Mobile
- Home Depot
- Contra Costa Water District
- PG&E

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

Signage for the sale, lease, or rental of property in Concord is exempt from permitting in accordance with the Concord Municipal Code:

- In single-family residential districts, one sign only, not exceeding four (4) square feet;
- In multi-family residential districts, one sign only, not exceeding 12 square feet;
- In commercial, office, industrial, and mixed-use districts, one sign only, not exceeding 32 square feet.
- Open House signs may be displayed Saturdays, Sundays and Holidays;
- On weekends and holidays, signs to direct traffic to the subject property are allowed with a maximum of one sign per intersection;
- All signs shall be located outside the public right-of-way;
- Signs shall not be illuminated or left standing overnight.

Time-of-Sale Requirements

Weatherization Disclosure Requirements: Pursuant to Concord Municipal Code Chapter 30, <http://www.codepublishing.com/CA/Concord/>, every seller of a residential dwelling building with at least one through four (4) dwelling units shall provide to all prospective buyers written confirmation of the existence of energy saving devices on or in each unit by completing the

[ConcordTimeofSaleForm](#). Every buyer of said dwellings shall submit written acknowledgment of receipt of the information to Public Works within 14 days of close of escrow or title transfer.

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. Concord participates in the CaliforniaFIRST Program, CSCDA Open PACE, HERO Residential, HERO Commercial, PACE Funding, and Figtree PACE Financing for residential and/or commercial properties. Details are available at www.heroprogram.com; <http://www.pacenation.us/resources/all-programs/>; <http://cscda.org/Open-PACE>; www.californiafirst.org; www.figtreefinancing.com

Taxes, Bonds and Assessment Districts

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

Mello Roos Tax: The City of Concord assesses a Mello-Roos parcel tax on homes located in the Mt. Diablo School District. Homeowners age 65 or older may apply for an exemption by contacting (925) 682-8000, ext. 4004. For property-specific information, contact Contra Costa County Treasurer's Office at (925) 957-5280; or search online: [ContraCostaCountyTaxRecords](#)

Rent Control, Review and Landlord Responsibilities

Residential Rent Review: On May 23, 2017, the Concord City Council adopted Ordinance No. 17-7, establishing Chapter 19.40 Residential Rent Review Program of the Concord Municipal Code. The program allows tenants experiencing rent increases exceeding 10% in a 12-month period to seek non-binding mediation services through the City. Find details at [ConcordRentReviewOrdinance](#)

Landlord Business License: City of Concord requires a business license for commercial and residential landlords renting four (4) or more units. For more information call (925) 671-3307.

Special Study or Planning Zones: None.

Additional Information:

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 Concord Resources

Building Inspections	Permit Center	925-671-3454
Business License		925-671-3307
Cable and/or Phone	AT&T	800-310-2355
Cable and/or Phone	Comcast	800-945-2288
Community Preservation	Code Enforcement	925-671-3075
Electricity	PG&E	800-743-5000
Environmental Services	Planning Division	925-671-3332
Finance Department		925-671-3178
Fire Department	Contra Costa Consolidated	925-930-5500
Garbage	Concord Disposal Service	925-682-9113
Gas	PG&E	800-743-5000
Housing Department	Economic Development	925-671-3370
Permit Department		925-671-3454
Planning/Zoning Dept		925-671-3152
Police Department	Concord Police Department	925-671-3220
Public Works		925-671-3448
Recycling	Concord Disposal Service	925-692-2229
Water	Contra Costa Water District	925-688-8044

Online Resources

- City Website: [City of Concord](#)
- Concord Chamber of Commerce: <http://www.concordchamber.com/>
- Contra Costa County Office of Education: <http://www.cccoe.k12.ca.us/>
- Mount Diablo Unified School District: <http://www.mdusd.org/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [ConcordQuickFacts](#)

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.
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