

General Information

- Zip Code: 94506, 94526
- Population: 44,631
- Median household income: \$146,603
- Housing units: 15,934
- Percentage of Owner-Occupied Housing: 84%
- Median Value Owner-Occupied Housing: \$919,500
- Average persons per household: 2.72
- Median Gross Rent: \$2,359

Largest Employers

Costco
Safeway, Inc.
Marshalls
Alain Pinel Realtors
Bay Sotheby's International Realty
Trader Joe's
DNJ Property Management
Services, Inc.
Lucky Supermarkets
Better Homes & Gardens Real
Estate – Mason McDuffie

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

Real Estate Signs

- One (1) real estate sign per premises, not to exceed six (6) square feet in area including sign riders.
- Signs located at the corner of a lot shall be placed a minimum of ten (10') feet back from the right of way line or ten (10') feet back from edge of pavement whichever is greater.
- All signs shall be situated so they do not encroach into the pedestrian walkway or obstruct the line of sight of motorists.
- Information on the sign shall be restricted to the sale, lease or rental of the premises on which the sign is located.
- The sign shall be removed from the premises within ten (10) days after the property is no longer for sale, lease or rent.

Open House Signs: permitted in the public right-of-way under the following conditions:

- Signs may be double-faced, with each side shall not be more than four (4) square feet in area and three (3) feet in height.
- Only one (1) sign per real estate company per leg (direction) at any one intersection. (ie: only one (1) off-site real estate sign per corner per real estate company permitted regardless of the number of listings located in that direction).

- Signs are permitted on major arterial/collector with a maximum of eight (8) signs per intersection at any one time, when placed such that the sign does not encroach into the pedestrian walkway or obstruct the line of sight of a motorist.
- Signs are permitted on secondary streets with a maximum of four (4) signs per intersection at any one time, when permission from the affected property owner has been secured, if the sign is to be placed on privately owned property.
- No signs allowed on fences, utility poles, sidewalks, median strips, traffic islands, or within a travel way of a street.
- Sign riders are not allowed on any off-site open house/directional sign.
- Open house signs are only permitted on one weekday (Agent Tour Day), plus Saturdays, Sundays and holidays between 10:00 a.m. and sunset. A representative of the real estate firm or property owner must be on the property at all times while signs are displayed.
- Signs must be removed after closing of open house. Use of these signs may be permitted during prohibited days and hours when authorized through a sign permit. Examples of use would be a special open house promotion.
- Violations - All signs in violation are subject to seizure by the Town of Danville and will be stored at the Town Offices for a maximum of ten (10) days, after which the Town will dispose of unclaimed signs. Signs may be retrieved from the Community Preservation Division (925) 314-3335, after paying a fifteen (\$15.00) dollar retrieval fee per sign.

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®.

Alarm Ordinance: An alarm permit is required for every person or business installing and using an alarm system within the Town of Danville. Permits incur no charge but must be renewed annually. Contact (925) 314-3708 or visit [DanvilleAlarmPermits](#)

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

Historic Preservation: Certain properties and areas in the Town of Danville, mainly downtown, fall within the Historical Preservation Ordinance. Contact Town Planning Staff for direction and guidance prior to developing plans at (925) 314-3310.

Home Business/Occupancy Permits: A business license and home occupation permit are required if a home is used as a business location. Applications for both are available at: [Business License Application](#) and [Home Occupation Application](#)

Sidewalk Maintenance: Owners of properties which front any portion of a sidewalk area are responsible for repair, maintenance, cost and expense of the sidewalk area. When the owner does not maintain the sidewalk, the Town can make necessary repairs at the owner’s expense, per Streets and Highways Code Section 5600 et seq. (Ord. #96-05, §1). Contact Development Services at (925)314-3310 or visit: [Sidewalk Maintenance Ordinance](#)

Tree Preservation Ordinance: This ordinance requires an approved [Tree Permit](#) be obtained before certain trees are removed. Contact the Planning Division (925) 314-3310 or visit [Tree Preservation Ordinance](#)

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.

Danville Street Lighting and Landscape Assessment Districts: Properties in certain areas of Danville fall in street lighting and landscape assessment districts. Assessment fees vary by zone and are included in property tax bills. Find details at [DanvilleAssessmentDistrictProgram](#) or contact the Contra Costa County Treasurer’s Office: (925) 957-5280. To search by property address or parcel number, visit [ContraCostaPropertyTaxes](#)

Rent Control, Review and Landlord Responsibilities

Rent Control: The Town of Danville does not have a rent control ordinance.

Business License: Property managers who manage four (4) or more rental units within the Town limits are required to have a business license. The annual fee is \$100 plus \$10 per employee per year plus \$1 state fee. For more information contact the Business License Department at (925) 314-3326 or visit: [Business License Ordinance](#)

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

Town of Danville Resources

Building Inspections	Inspection Request Line	925-314-3333
Business License		925-314-3326
Cable and/or Phone	AT&T	800-310-3356
Cable and/or Phone	Comcast	800-266-2278
Electricity	PG&E	800-743-5000
Finance Department		925-314-3320
Fire Department	San Ramon Valley Fire Protection	925-838-6640
Garbage	Central Contra Costa Waste Authority	925-603-1144
Gas	PG&E	800-743-5000
Housing Department	Tri-Valley Housing Opportunity Center	925-373-3130
Permit Department		925-314-3330
Planning/Zoning Department		925-314-3310
Police Department	Danville Police Department	925-314-3700
Public Works	Engineering Department	925-314-3310
Recycling	Green Building	888-404-7336
Rent Stabilization	Tri-Valley Housing Opportunity Center	925-373-3130
Water	EBMUD	866-403-2683

Online Resources

- Website: [Town of Danville](#)
- Chamber of Commerce: <http://www.danvilleareachamber.com/>
- San Ramon Valley Unified School District: <http://www.srvusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [DanvilleQuickLinks](#)

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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