

City of Dublin

General Information

- Zip Code: 94568
- Population: 57,043
- Median household income: \$128,054
- Housing units: 18,817
- Owner-occupied housing unit rate: 62.8%
- Median value of owner-occupied housing units, est. 2017: \$726,082
- Average persons per household: 2.73
- Median gross rent, 2011 – 2015: \$1,975

Largest Employers

United States Government & Federal
Correction Institute
Ross Stores Headquarters
Dublin USD
SAP (Formerly: Sybase)
Zeiss Meditec
County of Alameda
Target Stores
Callidus Cloud
De Silva Gates Construction
Safeway

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

According to the Dublin Municipal Code, Title 8, the following sign regulations are in effect. The entire ordinance is available at <http://www.codepublishing.com/CA/Dublin/>.

On-Site Temporary For Sale or Lease Signs: All On-Site Temporary For Sale or Lease Signs shall:

- Not exceed a maximum area of sixteen (16) square feet per side.
- Be limited to one (1) such sign placed for each one hundred (100) feet of street frontage, up to a maximum of two (2) signs per parcel.
- Have maximum height of eight (8) feet.
- State that the property is for sale, lease or exchange by the owner or his or her agent and the name, address and phone number of the owner or agent and/or agency and directions.
- Be constructed of wood, plywood, metal or other rigid material.
- Not be placed on a private or public right-of-way.

Off-Site Temporary For Sale or Lease Signs: Off-Site Temporary For Sale or Lease Signs are subject to the Zoning Clearance process. Temporary For Sale or Lease Signs are permitted subject to the following:

- Same as On-Site Temporary For Sale or Lease Signs.
- Off-site signs shall be in the immediate vicinity of the parcel, structure or establishment advertised.
- The premises advertised by an off-site sign must be located on a parcel of land without direct access or frontage on an improved Public right-of-way.
- All off-site signs shall be subject to standard requirements of the Zoning Clearance.

Time-of- Sale Requirements

Spark Arrestor Ordinance: According to Dublin Municipal Code Title 7.64, every single-family dwelling which is sold and which has an appliance or fireplace connected to a chimney shall terminate in a spark arrestor. The transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract, as defined in Section 2985 of the State Civil Code, shall deliver to the transferee a written statement indicating that the transferor is in compliance with this section.

Details regarding spark arrestors and required disclosure statements are available at <http://www.codepublishing.com/CA/Dublin/>.

Potential Disclosure Issues

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

Energy Efficiency Program Financing - Property Assessed Clean Energy (“PACE”): PACE financing is available to 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 is transferred to subsequent owners until paid off. Dublin participates in the CaliforniaFIRST Program, CSCDA Open PACE, HERO Residential, HERO Commercial, and PACE Funding for residential and/or commercial properties. Information about these programs is available at: <http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE> or at www.heroprogram.com.

Heritage Tree Ordinance: This ordinance prohibits anyone from removing, causing to be removed, or effectively removing any heritage tree from any property within the City of Dublin without obtaining a permit from the Director. A complete description of “Heritage Tree” is available at [Heritage Tree Ordinance](#) or call the Community Development Department (925) 833- 6620.

Taxes, Bonds and Assessment Districts

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

Mello Roos Tax: In June, 2015, the Dublin City Council approved the formation of a Community Facilities District at Dublin Crossing, imposing a Mello Roos tax on homeowners.

Assessment Districts: Several types of assessment districts exist in the City of Dublin, including Landscaping, Street Lighting, and Refuse Collection Assessment Districts, and EMS fees. The Landscaping and Lighting Assessment Districts, are only assessed on properties within the physical boundaries of the respective districts. Other districts, such as the Refuse Collection and Street Lighting districts, are assessed on every property in the City of Dublin. Detailed

information is available at [Dublin Assessment Districts](#). Property-specific information is available from Public Works Department (925) 833-6630.

Rent Control, Review and Landlord Responsibilities

Rent Control: None in the City of Dublin.

Business License Fee on Rental Property: Owners of residential rental property in the City of Dublin are required to have a business license. There are no exemptions for renting to family members, or where rent does not cover owner's expenses. License fees are based on the number of rental units and can be prorated for full months of vacancy. Business license applications are available at [BusinessLicenseApplication](#) or contact the Community Development Department (925) 833-6610.

Prohibition of Smoking in Multi-Unit Residences: Effective January 1, 2013 at least seventy-five percent (75%) of multi-unit residences must be permanently designated as nonsmoking units. Nonsmoking units must be contiguously grouped together both horizontally and vertically and physically separated from those units in which smoking is permitted to the maximum extent practicable. The complete ordinance is available at [SmokingPollutionControl](#).

Special Study or Planning Zones:

In 2017, three specific development planning zones were active: Dublin Crossing Specific Plan; Downtown Dublin Specific Plan; and the Eastern Dublin Specific Plan. As of October, 2017, 743 residential units had been developed in these areas, with 6,444 units remaining to build out.

In addition, the Dublin Village Historic Area Specific Plan guides future development in the specific plan area to take into consideration the area's historic past and preserve and enhance its historic, cultural, and archaeological resources. Find details at [DublinDevelopmentActivity](#).

Additional Information:

Dog Licenses: Every dog owner must license their dog which is four months or older and renew each license annually. Information is available at [AlamedaCountyAnimalLicensing](#).

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$20.00	\$30.00	\$40.00
Sterilized	\$10.00	\$15.00	\$20.00

- Senior Citizens (62+) - Pet License 50% Discount Eligible
- Replacement Tags - \$5.00 per Dog Tag

City of Dublin Resources

Building Division		925-833-6620
Business License		925-833-6620
Cable and/or Phone	XFINITY from Comcast	844-246-9494
Cable and/or Phone	AT&T U-verse	855-369-6101
Electricity	PG&E	800-743-5000
Environmental Services		925-833-6630
Finance Department		925-833-6640
Fire Department		925-833-3473
Garbage	Amador Valley Industries (AVI)	925-479-9545
Gas	PG&E	800-743-5000
Housing Division		925-833-6610
Permit Department		925-833-6620
Planning/Zoning Dept		925-833-6610
Sheriff Dept		925-833-6670
Public Works		925-833-6630
Recycling	Amador Valley Industries (AVI)	925-479-9545
School District	Dublin Unified School District	925-828-2551
Water	Dublin San Ramon Services District	925-828-0515

Online Resources

- City Website: [City of Dublin](http://www.cityofdublin.org)
- Dublin Chamber of Commerce: <http://www.dublinchamberofcommerce.org/>
- Dublin Unified School District: <http://www.dublinusd.org/dusd>
- Housing Authority of the County of Alameda: <http://www.haca.net/>
- East Bay Rental Housing Association: <http://ebrha.com/property-owners/>
- U.S. Census: [DublinQuickFacts](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: November, 2017