

City Information

- Zip code: 94530
- Population: 25,400
- Median household income: \$92,670
- Housing units: 10,716
- Percentage of Owner-Occupied Housing: 59.8%
- Median Value Owner-Occupied Housing: \$636,600
- Average persons per household: 2.46
- Median Gross Rent: \$1,567

Largest Employers

City of El Cerrito
Lucky Stores#709
Honda of El Cerrito
Fatapples, Inc.
Barnes & Noble Booksellers
Bed Bath & Beyond #397
CVS Pharmacy #9086
Ross Dress for Less #507
McDonalds of El Cerrito

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

- One (1) real estate sign per public street frontage per lot may be displayed at any one time.
- Real estate signs are not permitted in the public right-of-way;
- The sign may not exceed six (6) square feet in area within residential zones and may not be illuminated;
- Within seven (7) days after the sale, lease, or rental of the property the sign must be removed;
- Open house signs must be placed so as not to cause hazard for pedestrians and vehicles, and removed within 48 hours of posting.

Time-of-Sale Requirements

Regional Private Sewer Lateral Ordinance: The City of El Cerrito requires property owners to obtain a certificate from East Bay Municipal Utilities District (EBMUD) indicating their Private Sewer Laterals are without defects and have proper connections prior to the property being sold. Inspections are required for remodeling projects of \$100,000 or more, and when a property owner changes water meter size. For additional information visit: [EBMUD Private Sewer Lateral Program](#)

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. El Cerrito participates in the CaliforniaFIRST Program, CSCDA Open PACE, PACE Funding, 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

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).

Special Assessments: Properties in El Cerrito are subject to special taxes and assessments for maintenance of park facilities, street lighting and landscaping, and to renovate the Swim Center, rehabilitate Canyon Trail Clubhouse, and restore restrooms at Huber, Poinsett and Harding Parks. Find details at <http://www.caltaxfoundation.org/city-of-el-cerrito/>

For Additional Information: For property-specific tax information, contact the Contra Costa County Treasurer's Office (925) 957-5280 or look up a property by parcel number or street address online at [ContraCostaPropertyTaxes](http://www.contracostapropertytaxes.com)

Rent Control, Rent Review and Landlord Responsibilities

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

Rental Housing Inspection Program: El Cerrito has an active smoking ordinance, found at [Chapter 8.06 Smoking Pollution Protection](#). This program requires rental-housing units in the city are maintained in a safe and habitable condition and comply with all codes and standards applicable to rental housing. The City inspects rental units every two years and issues a certificate of compliance when conditions meet codes and standards. For more information contact Development Services 510-215-4332 or visit: [El Cerrito Residential Rental Inspection Program](#)

Smoking Pollution Protection: With respect to each multi-unit residence, the owner or person responsible for maintenance of the common area shall notify occupants and owners of units of this ordinance. "No Smoking" signs must be posted within common areas and every lease or other agreement for occupancy shall include clauses stating:

- Smoking is prohibited in the unit;
- It is a material breach of the lease or agreement to violate any law regulating smoking while on the premises, including smoking in the unit, or smoking in any multi-unit residence common area in which smoking is prohibited;

- All occupants of the multi-unit residence are express third-party beneficiaries of the above required clauses;

A form can be prepared by an official entity, such as California Apartment Association Form 34, which meets the requirements for lease terms as outlined to comply with this section.

Business License Requirement: Owners of rental properties in the City of El Cerrito are required to have a business license. For information contact Administrative Services (510) 215-4335 or visit [El Cerrito Business License](#)

Special Study or Planning Zones

El Cerrito is undergoing a variety of Projects and Major Planning Efforts. For current details on major projects and plans, visit [El Cerrito’s Planning Department Page](#)

Additional Information:

Dog & Cat Licenses: All dogs shall be licensed in the City of El Cerrito in accordance with Contra Costa County pet licensing guidelines, found at : [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
Replacement Tags: \$7

City of El Cerrito Resources

Building Inspections		510-215-4350
Business License		510-215-4335
Community Development		510-215-4339
Electricity	PG&E	800-743-5000
Environmental Services	Public Works	510-215-4382
Finance Department		510-215-4323
Fire Department		510-215-4450
Garbage	East Bay Sanitary Company	510-237-4321
Gas	PG&E	800-743-5000
Housing Department	Affordable Housing	510-215-4360
Permit Department	Building Permits	510-215-4360
Planning/Zoning Department		510-215-4330
Police Department		510-215-4400
Public Works		510-215-4382
Recycling		510-215-4350
Rent Stabilization	Housing Program	510-215-4358
Water	EBMUD	866-403-2683

Online Resources:

- City Website: [City of El Cerrito](#)
- El Cerrito Chamber of Commerce: <http://www.elcerritochamber.org/>
- West Contra Costa Unified School District (510) 231-1100 or <http://www.wccusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [ElCerritoQuickLinks](#)

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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