

General Information

- Zip code: 94547
- Population: 25,360
- Median household income: \$103,044
- Housing units: 8,553
- Percentage of Owner-Occupied Housing: 78.9%
- Median Value Owner-Occupied Housing: \$422,200
- Average persons per household: 3.06
- Median Gross Rent: \$1,693

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

- Only one sign per property for sale;
- Signs may be placed on private property and may not exceed six (6) square feet;
- Signs must be removed within 10 days of the sale or lease of the property;
- Stick signs are strictly prohibited.

Open house signs:

- Open house signs shall not be located on rights-of-way, landscaped medians or parkways, in the center divider, any landscaped median, sidewalk, and/or traffic islands of public streets, bicycle paths or public walking trails.
- Signs must be of A-frame construction and shall be placed behind the sidewalk if the sidewalk is adjacent to the curb, or if the landscaped parkway is adjacent to the curb.
- Directional signs are limited to a maximum of three (3) temporary off-site residential real estate signs at the corners of major arterial/collector streets and intersections; provided motorist visibility is not obstructed.
- Signs on secondary or residential streets and intersections shall be limited to a maximum total of two (2) temporary off-site residential real estate signs at the corners of intersections; provided, motorist visibility is not obstructed.
- Signs should be designed to include directional arrows.
- Signs are limited to 30 inches in height and 6.25 sq. ft. in sign face area.
- No sign shall be posted within 16 feet from the curb returns on all intersections.
- Signs may only be displayed on weekends from 9:00 a.m. to 5:00 p.m. and brokers touring days between 8:00 a.m. to 1:00 p.m. during the period when the property is available for public showing.
- Signs are to be removed after each day of showing.

Time-of-Sale Requirements

Sewer Lateral Ordinance: Sewer Lateral Ordinance No. 457 requires a Sewer Lateral Certificate of Compliance prior to the close of escrow upon a sale or other transfer of the house, building, property or other structure served or, if there is no escrow, prior to recording a deed or other document transferring title to the house, building, property or other structure served. For more information contact the Public Works Division: (510) 799-8241 or visit [Hercules Sewer Lateral Ordinance](#)

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. Hercules participates in the HERO Residential and HERO Commercial for residential and/or commercial properties.

Find details at www.heroprogram.com; <http://www.pacenation.us/resources/all-programs/> and <http://cscda.org/Open-PACE>.

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 and Special Assessment Districts: The City of Hercules currently collects assessments for fire and emergency services. Details are available at <http://www.caltaxfoundation.org/rodeo-hercules-fire-district/>. For property-specific tax information, contact the Contra Costa County Treasurer's Office at (925) 957-5280 or search online by parcel number or street address here: [ContraCostaPropertyTaxes](#)

Rent Control, Rent Review and Landlord Responsibilities

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

The Residential Health & Safety Inspection Program: The City of Hercules has adopted a Residential Health & Safety Inspection Program to ensure maintenance of all rental properties in the city. All properties offered for rent in the city are required to be registered. Properties are identified by records research and those not claiming a homeowner's exemption with the county are contacted as potential rental properties. All properties that are not registered within the allotted time frame are subject to a lien for registration fees and administrative costs. For more

information, contact the Building Dept. at (510) 799-8240 or visit: [Hercules Residential Inspection Program](#)

Business License Requirement: The City of Hercules requires owners of rental properties to have a business license. For Business License information, contact the Finance Dept.: (510) 799-8200 or visit [Hercules Business License](#)

Special Study or Planning Zones

The city is currently undertaking seven major projects: Chelsea Wetlands, Franklin Canyon, Hercules Transit Center, Hillcrest, Intermodal Transit Center, Safeway Center, and Muir Pointe (formerly Parcel C). Details are available at [Hercules Projects](#).

Additional Information

Dog & Cat Licenses: Pets must be licensed in accordance with the Contra Costa County Pet Licensing Ordinance, 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
License Replacement: \$7

City of Hercules Resources

Building Inspections		510-799-8240
Business License		510-245-6531
Cable and/or Phone	AT&T	800-310-2355
	Comcast	888-266-2278
	DirecTV	888-777-2454
	Vonage	800-705-7092
Electricity	PG&E	800-743-5000
Finance Department		510-799-8200
Fire Department	Rodeo-Hercules Fire Protection	510-799-4561
Garbage	Richmond Sanitary Services	510-262-7100
Gas	PG&E	800-743-5000
Housing Department	Affordable Housing Department	510-245-6517
Permit Department		510-799-8240
Planning/Zoning Dept		510-245-6531
Police Department	Hercules Police Department	510-799-8260
Public Works		510-799-8241
Recycling	West County HHW Collection Facility	888-412-9277
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of Hercules](#)
- Bay Front Chamber of Commerce: <http://www.bayfrontchamber.com/>
- 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: [HerculesQuickFacts](#)

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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