
General Information

- Zip code: 94556
- Population: 17,416
- Median household income: \$136,336
- Housing units: 5,754
- Percentage of Owner-Occupied Housing: 82.8%
- Median Value Owner-Occupied Housing: \$971,700
- Average persons per household: 2.68
- Median Gross Rent: \$1,909

Real Estate – Related Policies & Regulations

For-Sale and Open House Sign Regulations

On-site Real Estate Signage:

- One (1) temporary on-site real estate sign advertising the sale, lease or rental of a structure or land is allowed so long as it does not exceed six (6) square feet per face and twelve (12) square feet in total in residential zoning districts; or exceed sixteen (16) square feet in all other zoning districts;
- Monument signs shall not exceed six (6) feet in height;
- Signage shall be removed within thirty (30) days following the sale (close of escrow), lease or rental.

Open House Signage:

- Off-site and on-site Open House signs shall not exceed four (4) square feet in area and three (3) feet in height, and are allowed only during the days and hours that a property is open for inspection;
- Only one (1) temporary off-site directional real estate sign is allowed per intersection, and no sign may be located further from the property than the closest main thoroughfare intersection. (Moraga's main thoroughfares are St. Mary's Road, Canyon Road, Moraga Way, Moraga Road, Rheem Boulevard, Camino Pablo, and Bollinger Canyon Road);
- Temporary off-site directional signs may not be located on a wall or fence in the public right-of-way, on a utility pole, or on a public street, median strip, traffic island or private property without permission of the owner;
- Signs shall be placed no more than three (3) hours before the posted open house start time, and collected within three (3) hours of the posted closing.

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®.

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. Moraga participates in the HERO Residential and HERO Commercial programs 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>;

Historic Preservation: Owners, renters or anyone occupying property designated as a landmark under the Historical Preservation Ordinance must first obtain a Certificate of Approval from the Town Council prior to making any environmental changes. To determine whether a property falls under the Historical Preservation Ordinance, contact Moraga Planning at (925) 888-7040.

Taxes, Bonds and Assessment Districts

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

Mello Roos and Special Assessment Districts: The Town of Moraga assesses Measure B funds for the Moraga Elementary School District. Residential owners over the age of 65 can apply for an exemption by contacting the Moraga School District (925) 376-5943. For Additional Information: For property-specific tax information, contact Contra Costa County Treasurer's Office at (925) 957-5280 or search online: ContraCostaCountyTaxRecords

Rent Control, Review and Landlord Responsibilities

Rent Control: The Town of Moraga does not have a rent control 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 Moraga Resources

Building Inspections	Planning Department	925-888-7040
Business License	(Not required)	
Cable and/or Phone	AT&T	800-310-2355
Cable and/or Phone	Comcast	800-945-2288
Community Preservations	Moraga Historical Society	925-377-8734
Electricity	PG&E	800-743-5000
Finance Department		925-888-7031
Fire Department	Moraga-Orinda Fire District	925-258-4599
Garbage	Allied Waste	925-685-4711
Gas	PG&E	800-743-5000
Permit Department	Planning Department	925-888-7040
Planning/Zoning Dept	Planning Department	925-888-7040
Police Department		925-376-2515
Public Works		925-888-7026
Recycling	Planning Department	925-888-7040
Water	EBMUD	866-403-2683

Online Resources

- Town Website: [Town of Moraga](#)
- Moraga Chamber of Commerce: <http://moragachamber.org/>
- Acalanes Union High School District: <http://www.acalanes.k12.ca.us/>
- Moraga School District: <http://district.moraga.k12.ca.us/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [MoragaQuickFacts](#)

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: January, 2018