

## General Information

- Zip code: 94563
- Population: 19,470
- Median household income: \$178,704
- Housing units: 6,884
- Percentage of Owner-Occupied Housing: 87.3%
- Median Value Owner-Occupied Housing: \$1,125,000
- Average persons per household: 2.74
- Median Gross Rent: \$2,337

---

## Real Estate – Related Policies & Regulations

### For-Sale and Open House Sign Regulations

#### **Real Estate Signage:**

- One (1) non-portable temporary sign per building frontage displayed for no more than one (1) year in any zoning district;
- Signage may not exceed six (6) feet in height if they are non-portable, may not be illuminated, and may not exceed six (6) square feet of sign area per face;
- Signs must be removed as soon as possible, but no more than ten (10) days following sale or lease of a property.

#### **Open House Signage:**

- Only one (1) on-site open house sign allowed per property and only on days of an open house;
- No more than four (4) off-site directional signs per parcel being sold, at intersections only, and no further from the property than the nearest major thoroughfare intersection;
- Signage may not be placed on fences, utility poles, sidewalks, streets, median strips, traffic islands or public landscaped area;
- Signs may not exceed three (3) feet in height if they are portable and must be made from materials resistant to moisture (e.g., not made from non-laminated cardboard, paper);
- Signs may not be secured to City-owned infrastructure, including streetlights, trees, pavement, fences, mechanical equipment, utility poles or street furniture, or located in a City-maintained landscape area.

## Time-of-Sale Requirements

**Local Real Estate Transfer Disclosure Statement:** The transferor of any residential real property in the city of Orinda shall deliver to the prospective transferee a disclosure statement complying with the form found here: [Orinda Local Option Disclosure](#). In the case of a sale, the disclosure shall be delivered as soon as possible before transfer of title. For transfers by a real property sales contract, as soon as possible before execution of the contract.

**Weatherization Disclosure Requirements:** Every seller of a residential dwelling building containing one (1) through four (4) dwelling units shall provide to all prospective buyers of the dwelling, on an approved standardized form, whether all of the following energy saving devices exist on or in each dwelling unit:

- Insulation in all accessible attic space above living area and if so, the thermal resistance (R) value of said material (as defined in Section 2-5302 of Title 24 of the California Administrative Code);
- Weather stripping for all doors and windows leading to unheated areas;
- Insulation (blankets or other material) for all hot water heater tanks;
- Flow restrictors or low flow shower heads for all accessible shower heads;
- Insulation for all accessible heating and cooling ducts in unheated areas;
- Caulking or sealing of all major joints and openings to the dwelling's exterior, including switch plates and wall outlets.
- Buyers of such residential dwellings shall submit written acknowledgment of receipt of the afore-mentioned disclosures to the Public Works Director, within fourteen (14) days after close of escrow or transfer of title to the property. Find details at: [Residential Dwelling Weatherization Disclosure](#)

## 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. Orinda participates in the HERO Residential and HERO Commercial programs for residential and/or commercial properties. Details are available at [www.heroprogram.com](http://www.heroprogram.com); <http://www.pacenation.us/resources/all-programs/>; <http://cscda.org/Open-PACE>

**Creek Setbacks:** Orinda Municipal Code 17.4.6 requires that no grading be permitted and no structure built in the setback of a water channel, except for second story additions that do not encroach into the required setback beyond the existing first floor structure, without approval from the City Engineer and if the project proponent is granted an exception under Chapter 17.32.

If a project is proposed on the bank of a water channel or in an area of the site that is undeveloped and in a natural state, the City may hire a biologist at the applicant’s expense to perform a biotic assessment. For more information, visit [Creek Setbacks](#).

**Disallowed Vegetation List:** Visit [Disallowed Vegetation](#) for the list of types vegetation disallowed in the City of Orinda.

**Taxes, Bonds or 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 City of Orinda assesses Measure A and B funds to benefit the Orinda Union School District. Residential owners over the age of 65 can apply for an exemption by contacting the Orinda School District (925) 258-6210. 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



## City of Orinda Resources

<b>Building Inspections</b>	Lamorinda Building Inspection Office	925-299-0263
<b>Business License</b>	(Not required)	
<b>Cable and/or Phone</b>	Comcast Cable	925-349-3300
<b>Cable and/or Phone</b>	AT&T	888-861-2533
<b>Electricity</b>	PG&E	800-743-5000
<b>Finance Department</b>		925-253-4224
<b>Fire Department</b>	Moraga-Orinda Fire District	925-258-4599
<b>Garbage</b>	Allied Waste	925-685-4716
<b>Gas</b>	PG&E	800-743-5000
<b>Permit Department</b>	Lamorinda Building Inspection Office	925-299-0263
<b>Planning/Zoning Dept</b>		925-253-4210
<b>Police Department</b>		925-254-6820
<b>Public Works</b>		925-253-4231
<b>Recycling</b>	Valley Waste Management	925-935-8900
<b>Water</b>	EBMUD	866-403-2683

## Online Resources

- City Website: [City of Orinda](http://www.cityoforinda.org)
- Orinda Chamber of Commerce: <http://www.orindachamber.org>
- Orinda School District: <http://www.orindaschools.org/>
- Acalanes Union High School District: <http://www.acalanes.k12.ca.us/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [OrindaQuickLinks](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: January, 2018