

General Information

- Zip code: 94564
- Population: 19,293
- Median household income: \$74,124
- Housing units: 7,158
- Percentage of Owner-Occupied Housing: 69.6%
- Median Value Owner-Occupied Housing: \$387,500
- Average persons per household: 2.78
- Median Gross Rent: \$1,558

Largest Employers

West Contra Costa USD
Target
K-Mart
Best Buy
City of Pinole
Lucky's/Food Maxx
Kaiser Health Center
Pathway to Choices
MV Public Transportation

Real Estate – Related Policies & Regulations

For-Sale and Open House Sign Regulations

- Signage on property for sale, lease or rental shall not exceed twelve (12) square feet or twelve (12) square feet per acre of land, whichever is greater, and shall not exceed forty (40) total square feet for all signs;
- Signs may not be illuminated, but a maximum of three (3) attached riders are permitted;
- All signs shall be removed within fifteen (15) days from the sale, lease or rental of the property;
- Windows on property for sale, lease, or rental may be papered over to screen construction; this screening shall not count toward the sign area limitation;
- A-Frame signs are prohibited.

Time-of-Sale Requirements

Wastewater Districts: Some properties in Pinole may be within the City of Pinole Sanitary District or the West County Wastewater District. For property-specific information, call (510) 741-2065.

Sanitary Sewer Lateral Program – Pinole Sanitary District: The City of Pinole's Municipal Code 13.20 states that the property owner is responsible for inspection and if necessary, repairs to the sewer lateral when the property is transferred (prior to close of escrow). The inspection is to be conducted by a state licensed contractor. For more information visit: [Sanitary Sewer Lateral Program](#)

Sewer Lateral Testing/Compliance – West County Wastewater District: All building sewers or sewer laterals, including but not limited to those serving residential, multiple residential and commercial properties connected to the District’s sewer system, shall be cleaned and tested at the property owner’s expense prior to the close of escrow upon a sale or other transfer of the property. For more information, call West County Wastewater District (510) 222-6700.

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: [PinoleWeatherizationOrdinance](#)

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. Pinole participates in the PACE Funding for residential and/or commercial properties. Details are available at <http://www.pacenation.us/resources/all-programs/>; <http://cscda.org/Open-PACE>;

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 plus County Rate: \$0.55/per \$1,000 property value).

Mello Roos and Special Assessment Districts: The City of Pinole may collect special assessments to benefit the West Contra Costa County Unified School District. Residential owners over the age of 65 can apply for an exemption. For details, contact (800) 273-5167. 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 City of Pinole does not have a rent control ordinance.

Business License Requirement: Rental property owners in the City of Pinole must obtain a business license for each property used for rental purposes. For more information visit: [Pinole Business License](#)

Rental Inspection Program: The Rental Inspection Ordinance provides that rental units in the City be inspected to meet habitability and safety standards. The intent of this Ordinance is to ensure rental stock is maintained and compliant with City codes. For details, contact the Rental Inspection Program Administrator at (510) 724-9016 or visit: [Rental Inspection Program](#)

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 Pinole Resources

Building Inspections		510-724-8912
Business License	Administrative Offices	510-724-9000
Cable and/or Phone	SBC Communications	800-310-2355
	Comcast	800-945-2288
Electricity	PG&E	800-743-5000
Finance Department		510-724-9009
Fire Department		510-724-8970
Garbage	Richmond Sanitary Service	510-262-1600
Gas	PG&E	800-743-5000
Housing Department	Martinez Housing Authority	925-372-7400
	Richmond Housing Authority	510-237-6918
Permit Department	Building Division	510-724-8912
Planning/Zoning Dept		510-724-8912
Police Department		510-724-8950
Public Works		510-724-9010
Recycling	Richmond Sanitary Service	510-262-1600
Water	East Bay Municipal Utilities District	866-403-2683

Online Resources

- City website: [City of Pinole](http://www.cityofpinole.org/)
- Pinole Chamber of Commerce: <http://pinolechamber.org/>
- West Contra Costa County Unified School District: <http://www.wccusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [PinoleQuickFacts](http://www.census.gov/pinolequickfacts/)

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

