

General Information

- Zip code: 94523
- Population: 34,853
- Median household income: \$93,476
- Housing units: 14,321
- Percentage of Owner-Occupied Housing: 59.9%
- Median Value Owner-Occupied Housing: \$584,700
- Average persons per household: 2.47
- Median Gross Rent: \$1,719

Largest Employers

- Contra Costa County Fire Protection Target
- Contra Costa Child Abuse Hospice of the East Bay
- John F. Kennedy University
- Contra Costa County Education College Park High School
- Kaiser Aluminum
- Rosewood Care Center

Real Estate- Related Policies & Regulations

For-Sale and Open House Sign Regulations

Real Estate Signage:

- One (1) for sale, lease or rental sign not exceeding six (6) square feet in R, HPUD, and residential areas of PUD and PPD districts, or 32 square feet in other districts.
- Any monument sign shall not exceed six (6) feet in height.
- The sign shall be removed within seven (7) working days after the sale, lease or rental of the property.

Open House Signage:

- One (1) on-site open house sign and up to four (4) additional signs, not exceeding four square feet in area and three feet in height, may be placed as necessary at street intersections leading to the open house.
- Signs are allowed only on the weekends or for Contra Costa Association of Realtors-sponsored broker’s open house.
- Only one (1) sign is allowed per intersection regardless of the number of open houses in the direction indicated by the sign.
- No temporary off-site directional sign shall be located on a wall or fence, in the public right-of-way, utility pole, public street, median strip, traffic island, public landscaped area, sidewalk or private property without permission of the owner.

Time-of-Sale Requirements

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, found here: [PleasantHillWeatherizationForm](#) confirmation of the following energy saving devices existing 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.

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. Pleasant Hill participates in the CaliforniaFIRST Program, CSCDA Open PACE, HERO Residential, HERO Commercial, PACE Funding, and Figtree PACE Financing 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>; 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).

Mello Roos and Special Assessment Districts: Areas of Pleasant Hill are in the Mt. Diablo school district, which has a Mello Roos parcel tax to fund the Mt. Diablo School District. Residential owners over the age of 65 can apply for an exemption by contacting the school district (925) 682-8000. 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 Pleasant Hill does not have a rent control ordinance.

Business License and Rental Tax Fee: Owners of residential rental property in Pleasant Hill are required to have a business license. Additionally, the City collects a tax based on the number of units rented. For more information contact the Business License Department (925) 671-5234 or visit [Pleasant Hill Business License](#)

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 Pleasant Hill Resources

Building Inspections	Building Division	925-671-5200
Business License		925-671-5234
Cable and/or Phone	AT&T	800-310-2355
Cable and/or Phone	Comcast	800-945-2288
Cable and/or Phone	Astound	800-427-8686
Electricity	PG&E	800-743-5000
Finance Department		925-671-5231
Fire Department	Contra Costa County Fire Protection	925-941-3300
Garbage	Allied Waste	925-685-4711
Gas	PG&E	800-743-5000
Housing Department	Contra Costa County Housing Services	925-219-3325
Permit Department	Planning Division	925-671-5209
Planning/Zoning Dept	Planning Division	925-671-5209
Police Department		925-288-4600
Public Works	Engineering Division	925-671-5264
Public Works	Maintenance Division	925-671-4646
Recycling	Allied Waste	925-671-5806
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of Pleasant Hill](http://www.cityofpleasanthill.com)
- Pleasant Hill Chamber of Commerce: <http://www.pleasanthillchamber.com/>
- Mount Diablo Unified School District: <http://www.mdusd.org/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [PleasantHillQuickFacts](http://www.census.gov/p2k10/quickfacts/pleasanthillca)

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