

City of Richmond

General Information

- Zip codes: 94530, 94564, 94801, 94803, 94804, 94805, 94806, 94850.
- Population: 109,813
- Median household income: \$57,107
- Housing units: 39,328
- Percentage of Owner-Occupied Housing: 49.6%
- Median Value Owner-Occupied Housing: \$330,200
- Average persons per household: 2.89
- Median Gross Rent: \$1,242

Largest Employers

WCCUSD
Social Security Administration
Blue Apron, Inc.
U.S. Postal Service
Contra Costa County
City of Richmond
The Permanente Medical Group
Kaiser Foundation Hospitals
Costco Wholesale #482

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

- Sign must be placed on private property and may not exceed six (6) feet in height.
- Sign may not be illuminated.
- Portable signs within the public right-of-way on Saturdays, Sundays, and holidays between the hours of ten a.m. and seven p.m.
- Signs must not interfere with, obstruct, or misdirect traffic or pedestrian movement.
- Up to six (6) open house signs are allowed.

Time-of-Sale Requirements

Mandatory Sewer Lateral Compliance in the City of Richmond

Properties in the City of Richmond serviced by Richmond Sanitation District, Stege Sanitation District or the West County Wastewater District must comply with the following Time-of-Sale requirements:

Sewer Lateral Compliance - Richmond Sanitation District: When a property is sold or there is a transfer of title, a sewer Certificate of Lateral Compliance must be obtained by the property seller prior to transfer of title by completing the following [Certificate of Lateral Compliance](#). For details, contact Richmond Wastewater Department (510) 307-8091.

Sewer Lateral Program – Stege Sanitation District: Effective October 18, 2011, the EBMUD Regional Ordinance shall govern and manage all aspects of this program within Stege Sanitary District's service area as it relates to sewer lateral program compliance. Property owners are required to obtain a “Certificate of Compliance” for their sewer laterals upon transfer of title

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(sale of property); prior to significant remodel of \$100,000 or more; and/or increase in water meter size. Prior to obtaining a Certificate of Compliance, the property owner must schedule an inspection with EBMUD and obtain a sewer permit from Stege Sanitary District for sewer-related work. Contact the Stege Sanitation District at (510) 524-4668.

Sewer Lateral Testing/Compliance – West County Wastewater District: All building sewers or sewer lateral, 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 contact West County Wastewater District at (510) 222-6700.

Backwater Overflow Prevention Device – West County Wastewater District: No person shall sell, transfer or convey any improved real property that is connected to the WCWD sewer system without:

- Installing or confirming the presence of a sewer cleanout in a location and of a type approved by the WCWD’s District Engineer and
- Installing or confirming the presence of a backwater overflow prevention device of a type and in the manner prescribed by the WCW;
- Complying with any permit conditions imposed by the WCWD.
- Obtaining a signed repair permit confirming a proper cleanout and overflow prevention device has been installed, or a Certificate of Compliance from the WCWD’s District Engineer prior to the close of escrow of any sale, transfer or conveyance. For more information contact West County Wastewater District (510) 222-6700.

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. Richmond participates in the CaliforniaFIRST Program, 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/>; www.californiafirst.org; www.figtreefinancing.com

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$8.10/per \$1,000 property value, (comprised of City Rate: \$7.00/per \$1,000 property value plus County Rate: \$1.10/per \$1,000 property value).

For property-specific tax information: Contact Contra Costa County Treasurer’s Office at (925) 957-5280; or search online: ContraCostaCountyTaxRecords

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Rent Control, Review and Landlord Responsibilities

The City of Richmond has developed a comprehensive Rent Program which includes the Fair Rent, Just Cause for Eviction, and Homeowner’s Protection ordinance, enacted December 30, 2016. Find detail at [RichmondRentProgram](#).

Rent Control: All rental units in the City of Richmond are subject to eviction protection. Rent control applies to all units except for single family homes, condominiums and units exempt from rent control, per the Costa-Hawkins Rental Housing Act.

Residential Rental Inspection Program: All owners of rental dwelling units within the City are subject to the Residential Rental Inspection Program, except those units that are exempt per Richmond Municipal Code 6.40.090. For details, call 510-690-8260 or visit: [Richmond Rental Inspection Program](#)

Business License Requirement: All owners of rental property are required to have a current business license for each rental property that they own, and licenses must be renewed annually. Contact Richmond Finance Department at (510) 620-6742 or find details at [Richmond Business License Resources](#)

Special Study or Planning Zones

Rumrill Boulevard/13th Street Complete Streets Study: This project is a partnership between the City of San Pablo, City of Richmond, Fehr & Peers, Local Government Commission and Contra Costa Health Services. The study area includes the Rumrill Boulevard/13th Street corridor between Harbour Way in the City of Richmond, and Contra Costa College in the City of San Pablo. For more information, contact Richmond Planning Dept. at 510-620-6806 or visit [Rumrill Boulevard/13th Street Study](#).

Central Avenue Housing: This project plans for 172 below-market rate apartments located at 5620 Central Avenue. A small portion of the project site lies within the City of El Cerrito and the remaining, in the City of Richmond. For more information, contact Richmond Planning Dept. at 510-620-6706 or visit [Central Avenue Housing](#).

Additional Information

Dog & Cat Licenses: All dogs and cats shall be licensed in accordance with 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



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City of Richmond Resources

Building Inspections		510-620-6868
Business License	Finance Dept-Business License Unit	510-620-6742
Cable and/or Phone	Comcast	510-490-8445
Cable and/or Phone	SBC	800-310-2355
Electricity	PG&E	800-743-5000
Finance Department		510-620-6740
Fire Department		510-307-8031
Garbage	Richmond Republic Sanitary Service	510-262-1640
Gas	PG&E	800-743-5000
Housing Department	Richmond Housing Authority	510-621-1300
Permit Department		510-620-6868
Planning/Zoning Dept		510-620-6706
Police Department		510-233-1214
Public Works		510-231-3008
Recycling	Richmond Sanitary Service	510-262-7100
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of Richmond](http://www.cityofrichmond.com)
- Richmond Chamber of Commerce: <http://rcoc.com/>
- West Contra Costa Unified School District: <http://www.wccusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [RichmondQuickLinks](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.
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