

City Information

- Zip codes: 94803, 94805, 94806
- Population: 30,536
- Median household income: \$45,503
- Housing units: 9,571
- Percentage of Owner-Occupied Housing: 37.8%
- Median Value Owner-Occupied Housing: \$221,400
- Average persons per household: 3.25
- Median Gross Rent: \$1,127

Largest Employers

- West County Health Center
- Contra Costa College
- Casino Pablo
- Lifelong Medical Care
- Vale Care Center
- Creekside Health Care Center
- City of San Pablo
- San Pablo Health Care Center
- Las Mantanas
- Food Maxx

Real Estate - Related Policies & Regulations

For-Sale and Open House Sign Regulations

Real Estate Signage: One (1) on-site real estate sign installed by the owner or agent of the owner of any site, provided such sign is located entirely within the property, is unlighted, does not exceed four (4) square feet in area and five (5) feet in height, and is removed within fifteen (15) days after completion of the sale, rental or lease.

Open House Signage: One (1) open house sign for the purpose of directing prospective buyers to a single house or condominium that is for sale, provided such sign does not exceed four (4) square feet in area and five (5) feet in height, and is displayed only on the day of the open house.

Time-of-Sale Requirements

Residential Health and Safety Ordinance: This program establishes procedures for the inspection of all single and multiple-family residential rental units, and for inspection of all dwellings sold within the San Pablo city limits. This program is designed to ensure residential units comply with existing state and local building code standards, that structures are safe for occupancy, and housing stock is maintained to acceptable standards. For additional information, call (510) 215-3034 or visit: [SanPabloRentalInspectionOrdinance](#)

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

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: Total: \$1.10/per \$1,000 property value. City Rate: \$0.55/per \$1,000 property value. County Rate: \$0.55/per \$1,000 property value.

For Additional Information: For property-specific 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 San Pablo does not have a rent control ordinance

Business License Requirement: Owners of apartment buildings are required by the City of San Pablo to have a business license. For more information contact Development Services at: (510) 215-3030.

Special Study or Planning Zones

There are two active specific plans in the City of San Pablo: The San Pablo Avenue Specific Plan and the 23rd Street Specific Plan. For more information, visit SanPabloSpecificPlans

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 San Pablo Resources

Building Inspections		510-215-3030
Business License		510-215-3030
Cable and/or Phone	AT&T	510-835-3000
Cable and/or Phone	Comcast	800-310-2355
Electricity	PG&E	800-743-5000
Environmental Services		510-215-3060
Finance Department		510-215-3020
Fire Department	Contra Costa County Fire Protection	925-941-3300
Garbage	Richmond Sanitary Service	510-262-1600
Gas	PG&E	800-743-5000
Housing Department	Contra Costa Housing Authority	925-957-8000
Permit Department		510-215-3030
Planning/Zoning Dept		510-215-3030
Police Department		510-215-3130
Public Works		510-215-3060
Recycling	Richmond Sanitary Service	510-262-1600
School District	West Contra Costa Unified School Dist.	510-231-1100
Water	EBMUD	866-403-2683

Online Resources

- City Website: [City of San Pablo](#)
- San Pablo Chamber of Commerce: [San Pablo Chamber of Commerce](#)
- West Contra Costa Unified School: <http://www.wccusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [SanPabloQuickFacts](#)

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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