

General Information

- Zip codes: 94582, 94583
- Population: 75,639
- Median household income: \$134,188
- Housing units: 26,222
- Percentage of Owner-Occupied Housing: 69.1%
- Median Value Owner-Occupied Housing: \$810,700
- Average persons per household: 2.97
- Median Gross Rent: \$1,987

Largest Employers

Chevron USA Inc.
Bank of the West
Pacific Bell
Robert Half International Inc.
UPS
San Ramon Regional Medical Center
General Electric Company
San Ramon Unified School District
PG&E
City of San Ramon

Real Estate-Related Policies & Regulations

For-Sale and Open House Sign Regulations

- One (1) sign per residential property totaling no more than four (4) square feet in diameter;
- Signs shall be installed at the residential property they are identifying and not located in the public right-of-way;
- Signs shall be removed within seven (7) calendar days from the time of the sale, lease or rent.

Open House Signage:

- Signs must be free-standing, "A"- frame style to include directional arrows on each sign and are limited to three (3) feet in height and six (6) square feet in diameter; Stick signs are strictly prohibited;
- Off-site signs shall not be located within the public right-of-way, and must be placed at least six (6) feet from the back of the sidewalk;
- Signs shall be limited to one (1) sign per direction at any intersection per real estate company, regardless of the number of listings located in that direction;
- There are a maximum of eight (8) off-site directional signs allowed at major arterial/collector street intersections, provided motorist visibility is not obstructed;
- Signs on secondary or residential street intersections shall be limited to a maximum combined total of four (4) directional signs, provided motorist visibility is not obstructed.
- Off-site residential real estate signs are limited to use on weekends only and must be removed no later than sunset Sunday.
- Broker Open house signs are permitted on Thursdays and Fridays between the hours of 9:30 a.m. and 2:00 p.m.
- Temporary real estate signs are not permitted on fences, utility poles or walls.

Time-of-Sale Requirements: None.

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 Ramon participates in the CaliforniaFIRST Program, HERO Residential, HERO Commercial, 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

Recreational Vehicles: The San Ramon Zoning Ordinance requires Recreational Vehicles (RV) be stored or parked within a side or rear yard and located behind a seven-foot fence. Such recreational vehicles are not required to be registered with the City of San Ramon.

Residents who have parked their RV on their property in the front yard setback area prior to 2006 may continue to store them parked on a paved surface within the front yard setback, providing all other zoning requirements are met. For requirements, contact City Planning at (925) 973-2560.

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 Tax and Special Assessment Districts: San Ramon assesses Measure A funds for the San Ramon Valley School District. Residential owners over the age of 65 can apply for an exemption by contacting the San Ramon Valley Unified School District (925) 552-5500. San Ramon also collects assessments for landscaping, lighting, Village Center, Dougherty Valley, storm water, streets and more. Boundaries for these assessment districts are available from the Finance Department (925) 973-2609. 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 San Ramon does not have a rent control ordinance.

Special Study or Planning Zones

Flood Control Program: The City of San Ramon participates in the Federal Emergency Management Agency’s (FEMA’s) Community Rating System (CRS) program. CRS is a voluntary incentive program that encourages community floodplain management activities that exceed the minimum National Flood Insurance Program (NFIP) requirements. Each year, Engineering staff sends notices to flood zone property owners located within areas FEMA-designated as Special Flood Hazard Areas. Lenders may require that residents carry flood insurance for buildings located in an SFHA and this program offers private property owners a discount on flood insurance premiums. Residents in or near a SFHA who are not required to do so should also consider obtaining flood insurance, and will receive the same discount.

To determine if a property is in a flood zone, visit <http://www.msc.fema.gov> and search by property address, or call the City’s Engineering Department at (925) 973-2670. Find program details online at: [Flood Control Program](#)

Geologic Hazard Abatement District No. 1990-01 (GHAD): The Geologic Hazard Abatement District No.1990-01 (GHAD) is an independent governmental organization formed to prevent, mitigate, abate, and control geological hazards. The GHAD boundaries include the West Branch area, located at Crow Canyon Road and Dougherty Road, Old Ranch Summit, and the Dougherty Valley, totaling approximately 2,767 acres of open space. Funding for the GHAD is obtained through an annual assessment on properties within the GHAD boundaries. For general information and information regarding assessment, call (925) 973-2653.

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 Ramon Resources

Building Inspections		925-973-2587
Business License		925-973-2510
Cable and/or Phone	Comcast	800-945-2288
Cable and/or Phone	AT&T	800-310-2355
Electricity	PG&E	800-743-5000
Environmental Services		925-646-5225
Finance Department		925-973-2609
Fire Department	San Ramon Valley Fire Protection District	925-838-6600
Garbage	Garbage Valley Waste Management	925-837-3356
Gas	PG&E	800-743-5000
Housing Department	Contra Costa Housing Authority	925-957-8000
Permit Department		925-973-2574
Planning/Zoning Dept		925-973-2560
Police Department		925-973-2700
Public Works		925-973-2800
Recycling	Waste Management	925-837-3356
Sewer	Central Contra Costa Sanitary District	925-228-9500
Water	EBMUD	866-403-2683
Water	Dublin-San Ramon Services District	925-828-0515

Online Resources

- City Website: [City of San Ramon](http://www.cityofsanramon.org)
- San Ramon Chamber of Commerce: <http://www.sanramon.org/>
- San Ramon Valley Unified School District: <http://www.srvusd.net/>
- Contra Costa County Housing Authority: <http://www.contracostahousing.org/>
- U.S. Census Bureau: [SanRamonQuickLinks](http://www.census.gov/sanramon)

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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