

### General Information

- Zip Code: 94566, 94588
- Population: 82,270
- Median household income: \$130,170
- Housing units: 26,053
- Percentage Owner-Occupied Housing: 69.4%
- Median Value Owner-Occupied Housing: \$828,900
- Average persons per household: 2.82
- Median Gross Monthly Rent: \$1,949

### Largest Employers

- Kaiser Foundation Hospitals
- Workday, Inc.
- Safeway, Inc.
- Oracle America, Inc.
- Stanford-ValleyCare Medical Center
- Pleasanton Unified School District
- State Compensation Insurance Fund
- Roche Molecular Systems, Inc.
- Blackhawk Network, Inc.
- Clorox Services Company
- Ellie Mae, Inc.

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## Real Estate-Related Policies and Regulations

### For-Sale and Open House Sign Regulations

Real Estate signs shall be designed and placed in accordance with Title 18, chapter 18.96 of Pleasanton Municipal Code:

A real estate sign designating an open house for an individual home for sale or lease, other than first-time sales of homes within new subdivisions; provided, however, that the signs:

1. Shall be freestanding A-frame or sandwich board type;
2. Shall not exceed an overall height of 36 inches from the ground and the face of the sign shall not exceed a horizontal dimension of 24 inches and a vertical dimension of 18 inches;
3. Shall have no riders. There shall be no additions, tags, signs, streamers, balloons or other appurtenances added to the standard real estate open house sign, provided, however, that arrows may be incorporated into the design of the face of the sign but may not be added appurtenant to the sign;
4. May be displayed Monday through Sunday, 10:00 a.m. through 6:00 p.m. during Pacific Standard Time, and may be displayed Monday through Sunday, 10:00 a.m. to 8:00 p.m. during Pacific Daylight Savings Time;
5. Shall not exceed one on-site open house sign and three off-site open house signs with an aggregate total of four signs per open house, provided, however, that the standard real estate sign for sale sign posted at the site shall not be included as part of the aggregate total of signs allowable per open house;
6. Shall not be placed, used or maintained in any location upon public property, within rights-of-way or within public easements adjacent to streets, where such placement, use or maintenance endangers the safety of persons or property, or unreasonably interferes with or impedes the flow of pedestrian or bicycle traffic, or the ingress into or egress from any residence or place of business;

7. Shall not be placed within a five-foot radius of a hydrant, fire call box or mail box;
8. Shall not be placed on or within the median strip or center divider of a roadway or on or within any other roadway island or safety zone area;
9. Shall not be chained, bolted or otherwise attached to any property not owned by the owner of the sign, nor shall they be chained, bolted or otherwise attached to any tree, shrub or other plant.

## **Time-of-Sale Requirements**

**Smoke Detectors, Carbon Monoxide Detectors, Spark Arrestors:** Pleasanton recently adopted the California Residential Code, Title 24, part 2.5, regarding Smoke Detectors (R314); Carbon Monoxide Detectors (R315); and Spark Arrestors (R1003).. [CaliforniaResidentialCode2.5](#). No residential property in Pleasanton may be sold unless the seller either installs or has installed smoke detectors, carbon monoxide detectors and spark arrestors when required in the following locations. The city also requires any real property professional representing a seller to notify the seller of their obligation to comply with this requirement. This requirement may be met by the seller placing into escrow sufficient funds for the buyer to pay for the installation of smoke detectors, and filing the applicable form, here: [PleasantonFireSafetyForm](#). For current requirements, contact Pleasanton Building Department (925) 931-5300.

### **Smoke Detectors/Alarms must be placed:**

- On the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms;
- In each room used for sleeping purposes;
- In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics;
- In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes;
- In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

### **Carbon Monoxide Detectors must be placed:**

- When units contain fuel-fired appliances or fireplace and/or unit has attached garage with access to the unit.
- Outside each sleeping area in immediate vicinity of bedrooms;
- On every occupiable level of a dwelling unit;
- In a bedroom where fuel-burning appliance is located in or attached to a bedroom.

**Spark Arresters must be placed:** In existing dwelling units when chimneys attached to appliance or fireplace burning solid fuel exist.

## **Potential Disclosure Issues**

The potential disclosure issues and resource list below are not intended to be all-inclusive. The Alameda County Disclosures and Disclaimers Advisory is available from the Bay East Association of REALTORS®.

**Downtown Historic Resource Policy:** In 2017, Pleasanton embarked on a review of the Downtown Specific Plan, which was still underway as of this writing. Residential buildings built before 1942 and located downtown may be subject to Historic Preservation rules which may limit significant architectural changes and demolition. For property-specific information contact Pleasanton Planning Dept. (925) 931-5608.

**Energy Efficiency Program Financing - Property Assessed Clean Energy (“PACE”):** PACE financing is available to 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 is transferred to subsequent owners until paid off. Pleasanton participates in the CaliforniaFIRST Program. Information is available at: <http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

**Fire Zones:** Properties within Pleasanton may be in a high fire zone. For property-specific information, contact the Fire Department (925) 454-2361.

**Flood Zones:** There are properties within Pleasanton that may be in a high-risk flood zone. Find property-specific information online at <http://www.msc.fema.gov> or call the Pleasanton Public Works (925) 931-5650.

**Fault Lines:** The City of Pleasanton is located in a seismically active region that contains several major active faults. For more information contact Planning Department (925) 931-5600.

**Smoking in Multi-Family Rental Apartments:** In September, 2017, the City Council adopted an ordinance to restrict smoking in multi-family rental apartments. [PleasantonSmokingOrdinance](#)

## **Taxes, Bonds and Assessment Districts**

**Real Estate Transfer Tax:** Total (county rate-only applies): \$1.10/per \$1,000 property value.

**Mello-Roos Tax and Special Assessment Districts:** Some assessor parcel numbers have an affiliated assessment. These may include, but are not limited to, assessments pertaining to lighting and landscaping, fire safety, emergency medical services, clean water, and school districts. Additional taxes may include Mello Roos Community Facilities tax or 1915 Bond Assessment. To obtain property-specific information, contact the Alameda County Assessor’s Office at (510) 272-3787 or online at: [Lookup Current Year Taxes](#)

## **Rent Control, Rent Review and Landlord Responsibilities**

**Rent Control:** The City of Pleasanton does not have a rent control ordinance.

**Special Study or Planning Zones:** Pleasanton is undergoing a review of the Downtown Specific Plan. For information, visit [PleasantonPlanningDepartment](#).

## Additional Information

**Dog Licenses:** Every dog owner must license their dog which is four months or older. This license must be renewed annually. Find details at: [PleasantonPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$7.00	\$13.00	\$18.00
Sterilized	\$3.50	\$6.50	\$9.00

Senior Citizens (62+) Pet License Discount Eligible  
Replacement Tags - \$5.00 Dog Tag Replacement Fee

## City of Pleasanton Resources

<b>Building Division</b>		925-931-5300
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<b>Business License</b>		925-931-5440
<b>Cable and/or Phone</b>	XFINITY from Comcast	844-246-9494
<b>Cable and/or Phone</b>	AT&T U-verse	855-369-6101
<b>Electricity</b>	PG&E	800-743-5000
<b>Environmental Services</b>		925-931-5500
<b>Finance Department</b>		925-931-5400
<b>Fire Department</b>		925-454-2361
<b>Garbage</b>	Pleasanton Garbage Service	925-846-2042
<b>Gas</b>	PG&E	800-743-5000
<b>Housing Authority</b>		925-931-5007
<b>Permit Department</b>		925-931-5300
<b>Planning/Zoning Dept</b>		925-931-5600
<b>Sheriff Department</b>		925-931-5100
<b>Public Works</b>		925-931-5650
<b>Recycling</b>	Pleasanton Garbage Service	925-846-2042
<b>School District</b>	Pleasanton Unified School District	925-462-5500
<b>Water</b>		925-931-5500

## Online Resources

- City Website: [City of Pleasanton](#)
- Pleasanton Chamber of Commerce: <http://www.pleasanton.org/>
- Pleasanton Unified School District <http://pleasantonusd.net/>
- Housing Authority of the County of Alameda: <http://www.haca.net/>
- East Bay Rental Housing Association: <http://ebrha.com/property-owners/>
- U.S. Census Bureau: [PleasantonQuickLinks](#)

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: December, 2017