

City List of Pre Sale Inspections and /or Sign ordinance - City does not have Pre-Sale Inspection unless indicated

Anaheim /Anaheim Hills A maximum of one (1) unlighted, single, or double faced sign may be permitted per street or highway frontage of the parcel. The sign(s) may be located in any zone. Parcels (1) acre or less, maximum area of any one sign, and the combined total area of all signs shall not exceed a maximum aggregation area of (20) sqft. For parcels over (1) acre, maximum area shall not exceed (50) sqft, nor shall the height or width of any such sign exceed (10) feet.

The sign(s) may be placed on the building below the roof level or, if freestanding, shall not exceed (6) feet in height, and shall not be close than (7) feet to any public right-of-way. Contact 714-765-4311

Artesia Open House Signs allowed on private property only. Confiscated signs are disposed of immediately. Contact (562) 865-6262

Bell Presale Inspection required, Fees: Residential Units (up to 4 Units) \$400, add'l units - \$100/Unit. Contact 323-588-6211

Bellflower Open House Signs allowed on private property only. Confiscated signs can be retrieved for a fee, contact (562) 804-1424

Bell Gardens Open House Signs allowed on private property only. Confiscated signs can be retrieved for a fee, contact (562) 806-7700

Brea Open House signs shall be located on the premises which they advertise, not to exceed (200) sqft; no more than (2) signs permitted in any subdivision under (20) acres in size, if more than (20) acres, (1) additional sign is permitted for each (5) acres, not exceeding a total of (4) signs totaling not more than (800) sqft. The use of flags, streamers, pennants, banners, and spinners shall be subject to approval of the Development Services Director or designee. Contact 714-990-7600

Buena Park Open House Signs allowed on residential intersections, in tree wells or parkway areas provided only one sign per intersection. Only on Tuesdays, Wednesdays, Fridays, from 9am-2pm, and Saturdays and Sundays from 11am-6pm. No signs allowed on center Medians. Signs are subject to removal if following rules are not complied. Removed signs are disposed of immediately. Contact (714) 562-3500

Cerritos Open House signs are allowed on Wednesdays from 9:30am-6pm, and Saturdays and Sundays from 9am to 6pm. No signs are allowed on medians or sidewalks. Any signs in obstruction of the city regulations will be removed, and the owner will be fined \$ 50. Signs may be retrieved for a fine of \$20 per sign. Contact (562) 916-1203.

Compton Presale Inspection required, Fees: Single Family Residence -2 units - \$120, add'l units - \$20 each. Contact (310) 605-5509

Costa Mesa Open House signs, (1) per street frontage, 3sqft max, 3.5 ft high max. For Sale Signs, Open per street frontage, 5sqft max, 3.6 ft high max.

Open House signs allowed on street intersections and corners on the day of the open house only. Must be removed by the end of the day. Signs left overnight will be confiscated, may be retrieved for a fee, contact (310) 605-5509.

Cudahy Presale Inspection required, Fees: 1 to 5 units - \$255, each add'l unit - \$51. Contact (323) 773-5143

Open House signs are permitted on residential intersections and tree wells during the day only. Any signs left overnight will be confiscated. May be retrieved for a fee. Contact (323) 773-5143.

Cypress Each use may display one on-site unlighted sign on each street frontage adjoining the site. The signs shall not exceed (6) sqft in area. Each use may also display one "open house" sign. The signs shall not be located in landscaped parkways, street medians, or bike trails. Freestanding signs shall not exceed (6) feet in height. Sale and rental signs shall be removed within (30) days from the date of sale or rental. Contact 714-229-6700

Capistrano Beach/Dana Point One open house sign per corner per direction, plus one sign per site, 4sqft by 4ft. Open house signs may be displayed only until dusk and when the property is available for inspection. No wind signs (flags, balloons) shall be displayed. However, one flag shall be permitted on site. Contact 949-248-3500

Downey City of Downey - Municipal Code and Sign Ordinance Contact (562) 904-7246

Guidelines to follow for Broker Preview / Open House Signs

Real Estate Signs - Current code allows one 8 sq. ft. Real Estate sign per street frontage (R-1 and R-2), not to exceed 6 ft. in height if free-standing.

Open House Signs - City code allows one Open House sign to be displayed on the site where the event is occurring. The sign may be up to 6 sq. ft., not to exceed 4 ft. in height. The Open House sign may be portable and must be removed immediately following the open house.

Directional Signs - The Downey Association of Realtors has worked with the City to establish working guidelines for realtors in placing directional signs for open house events. There are no statutes that allow for the posting any business signs on public property. (ref: Section §4118 DMC).

- Signs up only for Broker Preview and Open House, signs must be taken down immediately following the open
- No signs may be placed in the center medians of streets
- No signs may be attached to utility poles, sign poles, or trees
- No signs may be placed on sidewalks blocking pedestrian traffic
- No signs may block motorist visibility
- Agent, or his representative, must be on premises during open house/preview
- Avoid EXCESSIVE signage

By violating these guidelines you are putting all real estate professionals in jeopardy of losing the ability to use directional signs. The City advises that most enforcement actions by Code Enforcement for real estate sign violations are generated by complaints from the public, however, they must be pro-active where excesses are observed. Signs confiscated by Code Enforcement are subject to a \$25 administrative fee, per sign, to retrieve them.

Fountain Valley (1) 6ftx9ft sign permitted on each residential property. Signs shall be set back a minimum of (2)ft from the property line. (1) additional for sale, rent or lease sign shall be permitted for properties adjoining arterials. Arterial side signs may not extend into the public right-of-way.

Open House signs at tract entrances shall limit messages to "Open House" but can be personalized to include directional arrow, name of agent, real estate company, phone number, etc. Max sign area (24in by 18in), Max height (42in) except for those flush mounted on tract wall. No flags, pennants, or balloons are permitted on the open house directional signs. Signs can only be displayed between 6:00am to 8:00pm on the day of open house. Signs must be set back a min of (2) feet from the property line. Contact 714-593-4429 ext 268

Fullerton Open House signs are permitted provided the maximum height of such sign is no more than seven feet and the sign themselves are no larger than six square feet. No more than three directional signs are allowed during an open house. Contact (714) 278-2011

Garden Grove Temporary Signs not permitted. Contact 714-741-5000

Hawaiin Gardens Presale Inspection required, Fees: \$105 plus \$35 each add'l unit, and \$60 for each required interior inspection. Contact (562) 420-2641 ext 246.

Open House signs allowed on private property only, any signs on public property will be taken down immediately and disposed of immediately. Contact (562) 420-2641

Huntington Beach Open house signs to be placed on property and not on signs or public property. Must be taken down by Monday, after the open house is over. Paper/Plastic signs will be disposed of. Metal poles will be taken to the City's Dump. Contact 714-374-1648

Huntington Park Presale Inspection required, Fees: \$105 plus \$35 each add'l unit, and \$60 for each required interior inspection, contact (323) 584-6271.

Open House signs allowed on private property only, any signs on public property will be taken down immediately and disposed of immediately. Contact (323) 518-6161

La Habra (Heights)

La Mirada All such signs shall be set back a minimum of (5) ft from the public right-of-way and located outside of any required clear vision triangle. Signs shall be non-illuminated or externally illuminated.

For residential property, (1) on-site sign is permitted with a maximum sign area of (6)sqft. A maximum of (3) attached rider signs are permitted on each sign identifying the agent, special feature, and/or sale status. On weekends and holidays, open house signs are permitted as needed to direct traffic from major collector and arterial streets to the subject property. One sign may be placed for each change in direction, to a maximum of (5) signs, each with a max sign area of (6)sqft. Contact 562-943-0131

La Palma Open house signs allowed within the public right-of-way tree wells during the hours of 11:00am to 6:00pm on Sat and Sun, and during the hours of 8:30am to 2:30pm on Wed, Provided the signs do not exceed (5) sqft in area and no higher than (36) in above the ground. Contact 714-690-3300

Maximum of (1) sign not greater than (6) sqft for single family uses and (12) sqft for multi-family, to be removed within (30) days after property is no longer available.

Maximum of (6) open house signs not exceeding (5) sqft in area and each not higher than (36)in above the ground may be placed upon private property for purpose of providing direction to the property for sale or lease.

Laguna Hills Open house signs shall be limited to (2) signs per site and one sign per each change of direction for each open house at intersections within the tract and one sign placed at each entrance to the tract. Contact 949-707-2661

Laguna Niguel A maximum of (2) signs are permitted, each with a maximum area of four sqft per sign face and a maximum height of (4) ft. Signs are permitted only when the premises are open for inspection and when an owner or owner's agent is on the premises and shall be installed no earlier than (8)am and removed no later than sunset. No part of any sign shall be placed between the back of the curb and the sidewalk. Also, signs shall not be placed within a public right-of-way. Signs may be posted on private property with the prior consent of the property owner. Signs may be located only in the immediate vicinity of street intersections and shall not be located mid-block, unless topography, landscaping, and/or other physical constraints interfere with sign visibility, in which case the sign may be located more distant from the intersection. Contact 949-362-4300

Lake Forest Open house allowed (1) sign per site and placement shall be permitted on private property only. One flag not exceeding 2ftx2ft shall be permitted per site. Open house directional signs may be displayed only between (8)am and dusk. Directional signs may be placed in the public right-of-way, but not in street median. Placement on private property requires consent of the owner. Contact 949-461-3470.

Lakewood Open House signs allowed on private property only, any signs on public property will be taken down immediately and disposed of immediately. Contact (562) 866-9771

Long Beach Open House signs are allowed one per street provided no sign is larger than six square feet, and under eight feet tall. No signs are to be placed in public right of ways. Signs in violation of these regulations will be removed and disposed of immediately. Contact (562) 570-6555

Los Alamitos Signs shall be maintained in a clean, orderly fashion and shall be removed upon the close of escrow or when the rental or lease has been accomplished, whichever occurs first. Open house signs shall be removed at the end of the open house. Contact 562-431-3538

Lynwood Presale inspection required, Fee \$204/per lot, contact (310) 603-0220, ext. 289.

Open House signs allowed on private property only, any signs on public property will be taken down immediately. Signs may be retrieved without any additional fee's however this must be done immediately as the city will discard signs at their discretion. Contact (310) 603-0220.

Maywood Presale inspection required, Fees \$110 per inspection, under the same roof. An additional \$50 license fee is required for the inspecting agent. Contact (323) 562-5723

Open House signs allowed on private property only, any signs on public property will be taken down and can be retrieved from the city for a fee. Contact (323) 562-5700

Mission Viejo Signs shall not exceed (4)sqft in area, and a height of (4)sqft, with the exception of single-family detached residences where colonial signs shall be permitted. Signs shall be removed within 24 hours after close of escrow, lease, or rent. No flags or balloons shall be displayed. A rider not exceeding (6)inches in height by (24) inches in length or 8x18 may be attached to the top of the sign. No part of any sign shall be within (3)ft of the sidewalk, or (6) ft of the curb, whichever is greater. Signs shall be installed no earlier than 8:00am and removed no later than sunset.

Newport(Coast)/Balboa(Island)/Corona Del Mar— Presale Inspection required, Fee SFR (1 unit)- \$150, Duplex (2 units) - \$180. More than 2 units—\$180 + 10.70 per unit over 2. Contact 949-644-3288.

R.E. signs are permitted in residential zoning districts. One sign per lot. The sign shall not exceed 1.5 sqft; may have one rider not to exceed 94 square inches; sign may include one brochure box not to exceed 154 sq inches; The overall height of the sign, rider, and brochure box shall not exceed 4 feet above ground unless sign is mounted flush to a wall; no flags, pennants, balloons, or other attention-attracting devices shall be displayed; Sign shall not be installed before 8:00a.m. and shall be removed no later than sunset.

One additional sign may be posted during the time an owner's agent is on the premises that is open for inspection; Not to exceed 1.5 sqft and riders are not permitted; not to be installed in medians or within traveled way of any street/highway, or hazard to traffic/pedestrians; however may be installed on or in a vehicle parked on the street adjacent to the property if there is no feasible way of installing the sign on private property due to absence of front yard setback or other conditions. Height of the sign not to exceed 4 ft above ground unless the sign is installed on a vehicle as previously provided.

Norwalk One (6)sqft, on-site real estate sign for each frontage on a public street, provided that such signs shall be removed within (30) days following the sale, lease, or disposition of the property. Contact 562-929-5700

Orange Open house signs may not be placed on public rights of way, but may be placed upon private property subject to the consent of the owner, lessee, or legal occupant of the property upon which the sign is located. Such signs are unlimited in number, but may not exceed (6) sqft in area.

Placenta Off-site directional signs for the location of open houses, new residential developments, and garage sales not exceeding (3) sqft in area and subject to the regulations ..

1. Signs may only be posted on weekends between (6)p.m. on Friday and (6)p.m. on Sunday, on legal holidays between (8) a.m. and (6)p.m., and between (8)a.m. and (2)p.m. on one weekday designated by the city council. 2. Signs may be posted within the public right-of-way only within parkways, treewells and parkway vistas. Signs may not be posted in median islands, on utility poles, light standards, traffic signals, street trees, tract entry Contact 714-993-8124.

Paramount Open House signs allowed on private property only, any signs on public property will be taken down immediately. City officials will notify sign owners and signs may be retrieved for no additional cost. Contact (562) 220-2000

Rancho Santa Margarita Open House shall be permitted on private property only with consent of property owner. One flag not exceeding 2ft x 2ft shall be permitted per site. Open House directional signs may be displayed between 8:00am and dusk.

San Clemente Open House 1 sign on site, plus 5 off-site directional signs. Maximum of 1 sign per intersection directing traffic in same direction. 4sqft by 4ft. Open house sign shall be allowed only while the open house is in progress, cannot remain over night, cannot be affixed to any public above ground structure (such as poles) cannot be placed in the public right-of-way and cannot interfere with traffic.

San Juan Capistrano Only one sign is allowed on each frontage of the property. Such a sign may be single or double faced and is limited to (3) sqft or less. The sign supporting structure shall not exceed (4)ft in height. Such a sign shall be erected and removed the day the open house is held and shall not be fastened or attached in any way to a building face or architectural element.

Santa Ana No more than (1) sign may be on site of such unit(s) without the necessity of obtaining a permit, provided the following standards are met..

The sign shall not be illuminated; shall not exceed (4)sqft; not exceed (6)sqft in height; No other sign advertising the sale or lease of (1) or more dwelling units shall be installed on the same site.

Signal Hill Open house signs are permitted on the ground, maximum of 2 signs per open house, Maximum area is 6sqft, maximum height is 5 ft. May not be illuminated, may be placed in public right-of-way provided that sign is not located in street median or in a location where it creates a traffic hazard as determined by the city engineer. Shall be displayed only between 8am and 8pm.

Stanton Real Estate signs, including open house signs, with a four sqft maximum for residential districts and a twenty-four sqft maximum sign area in other zones, limited to one sign per street frontage.

South Gate Presale Inspection required, Fee \$52 per parcel, contact (323) 563-9548

Open House signs allowed on private property only, any signs on public property will be taken down and disposed of immediately. Contact (323) 563-9500

Stanton Real Estate signs, including Open House signs, with a four square foot maximum for residential districts and a twenty-four square foot maximum sign area in other zones, limited to one sign per street frontage.

Tustin Signs shall not exceed (3) sqft in size and (4) ft in height. A minimum of (1/4) of a mile of street frontage shall be provided on any (1) street between garage sale signs or signs identifying or describing a lost and/or found person, item, or pet. Signs are not permitted to be attached to any traffic control device, tree, street light, or utility pole or placed so as to impede public sidewalks. Signs shall not be posted between the hours of 7:00pm and 9:00am. Signs shall only be posted between (5) ft and (300) ft of a street intersection. Open house signs shall only include a directional arrow, the address of the open house, and the text "open house". Address letters and numbers shall be between (2) and (4) inches in height. Along public streets, a maximum of (1) sign shall be posted per open house per change of direction.

Whittier All signs not to exceed (5) ft in height, measured from the highest street grade in contact with the sign of the top of the sign. Real estate signs directing persons to a particular property shall be placed in the public right-of-way only during the hours that an open house is occurring at that property, and at which the seller or his/her representative is present.

Yorba Linda Allow (4) Open house free standing signs. Directional signs shall be a maximum of (3)sqft and may be displayed only between the hours of (8)a.m. and sundown. A maximum of (2) flags on each side of a lot facing on a street may be displayed.