PASADENA, CA · BUYER'S GUIDE

Before you write an offer in Pasadena

Address-level checks that citywide averages and listing descriptions won't answer for you.

01 **City or county?**
East Pasadena, Chapman Woods, Kinneloa Mesa and Altadena are unincorporated LA County. Check the Assessor parcel record.

02 **School district by address**
PUSD serves most of the city. Near East Pasadena and the borders, use Find My School and ask the district in writing.

03 **Fire zone + Eaton Fire history**
Check the 2025 fire map, the NHD report and the defensible-space and fire-hardening disclosures. Near the burn area, ask for smoke and ash test results.

04 **Insurance quotes, early**
Get quotes during your inspection period. In the hills and foothills, budget for a possible FAIR Plan + DIC policy.

05 **Presale certificate**
Required before close. Self-certified or inspected? Read any report, and watch for a Transfer of Responsibility.

06 **Landmark district + Mills Act**
Nearly 30 districts. Exterior changes need a Certificate of Appropriateness. Mills Act contracts transfer to you.

07 **Permits + ADUs**
Pull the permit history and confirm any ADU or garage conversion was permitted. Confirm ADU and SB 9 rules with Planning.

08 **Measure H (rentals)**
Pre-1995 multi-unit rentals: 2.5% cap for 2026–27, just-cause rules, and yearly registration ($236.54 per unit).

09 **Property tax estimate**
Plan for about 1.1%–1.25% of the price per year, plus a supplemental bill after closing. No separate city transfer tax.

10 **Commute test**
Drive it at rush hour and time the walk to your nearest A Line station (Memorial Park to Union Station: 25 min).

General information, not legal, tax, or insurance advice. Verify with the agency named.

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