



Pasadena Caltrans Properties

Frequently Asked Questions

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What is the story about these homes?

The availability of the Pasadena properties was made possible by the passage of Senate Bill 959 in 2022. Caltrans had acquired these properties decades ago as part of a plan to extend the Long Beach (710) Freeway through South Pasadena, Pasadena, and El Sereno. The extension plan was abandoned and SB 959 allowed for the sale to the City of unoccupied homes owned by Caltrans at the original acquisition prices paid by Caltrans. The City of Pasadena could then sell the homes at fair market value, with the proceeds required to be used for constructing or acquiring affordable housing units within the City of Pasadena at a 3-to-1 ratio for every vacant Caltrans property purchased. 13 properties are now for sale. Other homes have been and/or will be sold to their tenants, and some will be sold to non-profits. We do not have those addresses. It's anticipated that there will be more single-family homes offered at market price, but we do not have the addresses of those potential properties either.

How do I view the inside of the properties? How about open houses?

Viewings are virtual only; photos and video are being provided. There will be no public open houses or broker tours, and there will not be any Realtor lockboxes. Purchases must be all cash or private hard money financing. Showings will be scheduled at predetermined times once these showing requirements are met. Please note: no minors allowed on premises. Please provide:

- Recent bank statement(s), a letter from a financial institution, or equivalent documentation demonstrating liquid funds sufficient to cover the full purchase price. Trusts, LLC's and corporations will need to include supporting documentation showing signatories.
- A signed City of Pasadena Liability Waiver for each person visiting the property.
- A signed Disclosure Acknowledgement for each person visiting the property.

All documents are to be emailed in PDF form to the designated Listing Agent for verification. Once verification has been completed, qualified Buyers will be invited to secure an in-person viewing appointment.

Are the properties being sold "as-is"?

Yes, all properties are sold in "as-is" condition. No repairs or modifications will be made by the seller. Reports will be given, including a termite inspection, but the seller will not do any repairs

whatsoever. The City of Pasadena will comply with smoke detectors, carbon monoxide detectors and water heater bracing (if the property has a water heater) requirements, if applicable.

Can I visit the properties myself and walk around on my own?

No. All on-site property viewings must be accompanied by the designated Listing Agent, details are explained above. If you are not being escorted by the designated Listing Agent, then you are trespassing. Visiting the properties on your own is strictly prohibited.

Are these properties on the Multiple Listing Service (MLS)?

Yes. All information on the MLS can also be found through this website and the individual property websites. Not all information on these properties will be available on real estate portals such as Zillow, Redfin, or Realtor.com.

What terms or conditions are you expecting in the offers for this property?

Please thoroughly review the Offer Guidelines, which are available at www.PasadenaCaltransProperties.com.

How will the City respond to offers?

The City of Pasadena will review offers on the most up-to-date California Association of Realtors forms that offer a complete package which includes financial proof, any entity documentation, and all signed disclosures. The City reserves the right to accept, give a multiple counteroffer to some or all, and not respond to an offer. No offers will be reviewed until the offer deadline. Offer deadlines will be posted on this website.

Will the seller offer concessions?

The seller will consider offering concessions. Your buyer broker may confirm this with the designated Listing Agent.

Must I work with an agent, and how do I write an offer?

You are not required to work with a licensed agent to buy a property in California. Any Buyer not represented by an agent will need to sign a Buyer Non-Agency Agreement form. Please request the form via email from the Listing Agent. Once signed and returned, within 24 hours, you will receive the information necessary to write your own offer. *Please note:* Listing agents will not be able to explain any of the documents if you choose to not use a licensed buyer's agent. Commissions can only be paid to a licensed broker, per state law.

How can I find out if there are any existing issues or problems with the property?

Inspection reports are available for download in the Seller Disclosure package on each property website. These are available in addition to the findings of the buyer's own due diligence investigations.

Can I do my own inspections?

Yes, buyers are always advised to hire their own inspectors for any inspection they deem important during the buyer contingency period. Buyers have full access to all inspection reports conducted by the City of Pasadena. Utilities will not be turned on for inspections, nor at any time prior to the close of escrow. Because of time constraints, we cannot accommodate a formal buyer pre-inspection before the property goes into escrow.

Are there any unpermitted structures or additions on the property?

These properties are being sold as-is, and the seller has never occupied any of them. Buyers should conduct their own investigations. Each property has a dedicated website with a disclosure package available.

What is the condition of the fireplaces and chimneys?

None of the fireplaces or chimneys have been inspected by the seller. A buyer may conduct an inspection while they are in escrow during their inspection contingency period. However, buyers should understand that the chimneys and fireplaces are decorative only and likely nonfunctional.

Are there typical sidewalk fees and a City Occupancy requirement?

Buyers will be responsible for any sidewalk fees known or unknown. It is unclear when the City will assess any sidewalk fees, and the new buyer will be responsible for them when the City of Pasadena's Public Works makes their assessment. The assessment may happen after the close of escrow. The City of Pasadena will provide an Occupancy Inspection along with a Transfer of Responsibility that the buyer will be required to sign as a condition of acceptance and closing.

Will the City of Pasadena help to expedite permits?

Unfortunately, the City of Pasadena will not be able to expedite or streamline any permits.

Will the City of Pasadena accept a 1031 Exchange buyer?

Yes, as long as this accommodation is requested in the original offer, is at no cost to the seller, causes no delays to the transaction, and sufficient supporting documentation is provided.

Who is the escrow and title company?

Chicago Escrow and Chicago Title

Will the City of Pasadena grant any extensions of time for inspections, closings, etc.?

If the buyer shows good faith in dealings, the Seller may consider an extension of time at its sole discretion.

Can you help connect me with a lender for financing options?

Unfortunately, we cannot recommend any lenders.

Are the properties located in historic districts, and what about Mills Act?

Some of the properties are in historic districts. Buyers are required to comply with the Historic Repair Guidelines provided as part of the Seller Disclosure package. These guidelines may affect renovation timelines and costs, as they often require the use of specific materials and methods to preserve the historical character of the properties. For more information, visit:

<https://www.cityofpasadena.net/historic>

Mills Act requires a maintenance and rehabilitation agreement between the City of Pasadena and the homeowner that provides tax savings in certain situations. All of these Caltrans properties appear to be very good candidates to be awarded Mills Act status. It is unlikely that a buyer, prior to the close of escrow, will be able to obtain a Mills Act approval, and it will be the responsibility of the buyer to pursue this after the close of escrow. More information can be found here: <https://www.cityofpasadena.net/millsact>

The City accepts Mills Act applications on an annual basis. It's anticipated that the City will accept applications for Mills Act in Spring 2026. Interested buyers should contact the City directly to confirm current requirements and discuss possible options. Design & Historic Preservation staff can be reached at: DHPquestions@cityofpasadena.net.

There is a Performance Deed of Trust. What is that?

The City of Pasadena will require the new buyer to comply with restoration and occupancy requirements. Buyers must act to start the rehabilitation process and subsequently occupy the property in a reasonable and timely manner. A draft copy of the Performance Deed is a part of the disclosure package. It is always advised to have a local real estate attorney review any and all real estate documents. Unfortunately, the listing agents cannot explain the Performance Deed of Trust.

Are there restrictions on rehabbing or renovating a non-historic home within a historic district?

Although a home itself is not designated as historic, if it is located within a historic district, it may still be subject to historical renovation and rehabilitation guidelines. Please review the historical guidelines included in the Seller Disclosures package for details. Additionally, the Pasadena Design and Historic Preservation Department is a valuable resource for questions regarding applicable restrictions and the historical restoration process.

visit: <https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/>

What is a Taxpayer Protection Act ("TPA") disclosure form and why do I need to sign one?

A Taxpayer Protection Act ("TPA") form is required per the City's Charter. The TPA requires the City to track and maintain information related to contracts, purchase orders, permits and various other City transactions. In short, the TPA aims at preventing "play for pay" situations by preventing gifts, future employment, campaign contributions and other public benefits to City Council members and other City officials who approve the grant of a public benefit. More information is available here:

<https://www.cityofpasadena.net/city-clerk/disclosure-reports/tax-payer-protection-act-tpa/>

Who should I contact for more information? Can I contact someone at the City of Pasadena to help me purchase a property?

For additional details or requests, please contact the agent that represents that particular property. For the quickest response, please email your questions.

No Contact, No Influence During the Sales Process. Any prospective buyer(s), their agents, representatives, lobbyists, or any person or entity on behalf of any prospective buyer(s), shall not contact any staff member of the City of Pasadena or any member of the Pasadena City Council, whether directly or indirectly, regarding their interest in the Property, regarding any potential offer to purchase the Property whether or not an informal or formal offer has been submitted or regarding the status of any offer submitted for the purchase of the Property. Furthermore, no prospective buyer(s), their agents, representatives, lobbyists, or any person or entity on behalf of any prospective buyer(s) shall contact, directly or indirectly, any staff member of the City of Pasadena or any member of the Pasadena City Council to attempt to influence in any manner the decision making process regarding the City's sale of the Property to a third-party purchaser. Failure to abide by this requirement, as determined by the City in its sole discretion, may be cause for the City to not consider an offer received by the prospective buyer(s) who has not abided by this directive.