

CHANGE IN OWNERSHIP AUTHORITATIVE CITATIONS

The following provides the authoritative citations for the Change in Ownership (CIO) Survey Topic. In general, citations include Constitutional provisions, sections of the Revenue and Taxation Code, other applicable statutes, court cases, Property Tax Rules, Assessors' Handbook Sections, Letters To Assessors, and legal annotations pertaining to the topic.

CITATION	DESCRIPTION
California Constitution	
Article XIII A, §2(a)	Provides that real property is assessed at its 1975-76 "full cash value" or, thereafter, the appraised value of real property when purchased or a change in ownership has occurred after the 1975 assessment.
Article XIII A, §2(a)	Provides that the Legislature may allow any person over the age of 55 years who resides in property that is eligible for the homeowners' exemption, to transfer the base year value of the property to any replacement dwelling of equal or lesser value located within the same county purchased or newly constructed as their principal residence within two years of the sale of the original property. The Legislature may authorize a county board to adopt an ordinance allowing intercounty transfers of base year value, and may also extend base year value transfer provisions to severely disabled homeowners over age 55. See section 69.5.
Article XIII A, §2(d)	Provides that the term change in ownership does not include the acquisition of real property as a replacement for comparable property replaced by eminent domain proceedings. See section 68, Rule 462.500.
Article XIII A, §2(g)	Provides that the terms "purchased" or "change in ownership" do not include the purchase or transfer of real property between spouses. "Spouse" does not include a registered domestic partner. See section 63.
Article XIII A, §2(h)(1)	Provides that the terms "purchased" or "change in ownership" do not include the purchase or transfer of the principal residence and the first one million dollars of the full cash value of all other real property between parents and their children. See section 63.1.
Article XIII A, §2(h)(2)	Provides that the terms "purchased" or "change in ownership" do not include the purchase or transfer of the principal residence and the first one million dollars of the full cash value of all other real property between grandparents and their grandchild or grandchildren if all of the parents of that grandchild or grandchildren are deceased as of the date of the purchase or transfer. See section 63.1.
Article XIII A, §2(i)(1)(A)	Provides that the terms "purchased" or "change in ownership" do not include the transfer of the base year value of a contaminated property to a replacement property if the replacement property has a fair market value equal to or less than the fair market value of the contaminated property.

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	Acquisition must be within five years after the ownership of the contaminated property is sold or otherwise transferred. See section 69.4.
Civil Code	
§683.2	Discusses severing a joint tenancy.
Revenue and Taxation Code	
§60	A "change in ownership" means a transfer of a present interest in real property, including the beneficial use thereof, the value of which is substantially equal to the value of the fee interest.
§61	<p>A change in ownership includes:</p> <p>a) the creation, renewal, sublease, assignment or other transfer of the right to produce or extract oil, gas or other minerals;</p> <p>b) the creation, renewal, extension or assignment of a taxable possessory interest in tax exempt real property, however, the renewal or extension of a possessory interest during the reasonably anticipated term of possession used by the assessor to value that interest, does not cause a change in ownership until the end of the reasonably anticipated term;</p> <p>c) regarding leasehold interests:</p> <ul style="list-style-type: none"> • the creation of a leasehold interest in taxable real property for a term of 35 years or more (including renewal options); • the termination of a leasehold interest in taxable real property which had an original term of 35 years or more (including renewal options); • any transfer of a leasehold interest having a remaining term of 35 years or more (including renewal options); • any transfer of a lessor's interest in taxable real property subject to a lease with a remaining term of less than 35 years; <p>d) regarding possessory interests:</p> <ul style="list-style-type: none"> • a sublease of a taxable possessory interest in tax exempt real property for a term that exceeds half the length of the remaining term of the leasehold, including renewal options; • the termination of a sublease of a taxable possessory interest in tax exempt real property with an original term that exceeds half the length of the remaining term of the leasehold, including renewal options;

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	<ul style="list-style-type: none"> • any transfer of a sublessee's interest with a remaining term, including options, that exceeds half the remaining term of the leasehold; • the transfer of possessory interest in tax exempt real property subject to a sublease with a remaining term that does not exceed half the length of the remaining term of the leasehold; <p>e) the creation, transfer or termination of any joint tenancy interest, except as provided in sections 62 (f), 63 and 65;</p> <p>f) the creation, transfer or termination of any tenancy-in-common interest, except as provided in sections 62(a) and 63;</p> <p>g) any vesting of the right to possession or enjoyment of a remainder or reversionary interest that occurs upon the termination of a life estate or other similar precedent property interest, except as provided in sections 62(d) and 63;</p> <p>h) any interests in real property that vest in persons other than the trustor when a revocable trust becomes irrevocable;</p> <p>i) the transfer of stock of a cooperative housing corporation or portion thereof; and,</p> <p>j) the transfer of any interest in real property between a corporation, partnership or other legal entity and a shareholder, partner or any other person.</p>
<p>§62</p>	<p>Change in ownership shall <u>not</u> include:</p> <p>a) any transfer between coowners that results in a change in the method of holding title without changing the proportional interests of the co-owners, such as a partition of a tenancy in common;</p> <p>b) any transfer for the purpose of perfecting title;</p> <p>c) the creation, assignment, termination or reconveyance of a security interest or the substitution of a trustee under a security instrument or the substitution of a trustee under a security instrument;</p> <p>d) any transfer by the trustor, trustor's spouse or registered domestic partner, or by both, into a trust so long as the transferor is the present beneficiary of the trust or the trust is revocable or any creation or termination of a trust in which the trustor retains the reversion and in which the interest of others does not exceed 12 years in duration;</p> <p>e) any transfer by an instrument whose terms reserve to the transferor an estate for years or an estate for life; however the termination of such an estate for years or estate for life shall constitute a change in ownership</p>

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	<p>f) the creation or transfer of a joint tenancy interest if the transferor, after the creation or transfer, is one of the joint tenants as provided in section 65(b);</p> <p>g) any transfer of a lessor's interest in taxable real property subject to a lease with a remaining term of 35 years or more;</p> <p>h) any purchase, redemption, or other transfer of the shares or units of participation of a group trust, pooled fund, common trust fund, or other collective investment fund established by a financial institution;</p> <p>i) any transfer of stock or membership certificate in a housing cooperative that was financed under a mortgage insured under certain sections of the National Housing Act, provided that the regulatory and occupancy agreements were approved by the lender or insurer, and provided that the transfer is to the housing cooperative or to a person or family qualifying for the purchase by reason of limited income;</p> <p>j) any transfer between co-owners between March 1, 1975 and March 1, 1981 of property that was eligible for the homeowners' exemption.</p> <p>k) any transfer of property or an interest therein between a corporation sole, a religious corporation, a public benefit corporation and a holding corporation for the benefit of any of these corporations, provided that both the transferee and transferor are regulated by the same religious denomination;</p> <p>l) any transfer between or among the same parties for the purpose of correcting or reforming a deed provided that the original relationship between the grantor and grantee is not changed;</p> <p>m) any intrafamily transfer of an eligible dwelling unit [principal residence of the child or children] from parent(s) or legal guardian(s) to minor child or children or between or among minor siblings as a result of a court order or judicial decree due to the death parent(s);</p> <p>n) any transfer of an eligible dwelling unit from parent(s) to child or children, or from guardian(s) to ward(s) if the child or children/ward(s) have been disabled, as provided in the Welfare and Institutions Code and;</p> <p>o) any transfer of a possessory interest in tax exempt real property subject to a sublease with a remaining term that exceeds half the length of the remaining term of the leasehold; and,</p> <p>p) commencing on January 1, 2000, any transfer between registered</p>

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	<p>domestic partners as defined in §297 of the Family Code. If the assessor reappraised property contrary to the provisions of this exclusion between January 1, 2000, and January 1, 2006, the transferee can apply until June 30, 2009, to the assessor for a reversal of that reappraisal. The transferee must submit a Board-prescribed claim form and may be charged a fee. A reversal affects the taxable value prospectively from the assessment year in which the claim is filed; no refunds shall be made for prior years.</p>
<p>§62.11</p>	<p>During the period for which the right of redemption exists, the recordation of a certificate of sale pursuant to a mortgage foreclosure sale with right of redemption is not a change in ownership.</p>
<p>§62.3</p>	<p>Change in ownership does not include a transfer of real property from one cotenant to the other upon the death of one transferor cotenant.</p> <p>This exclusion applies if all of the following conditions are met:</p> <ul style="list-style-type: none"> • Two cotenants must together own 100% of the property as tenants in common or joint tenants. • The two cotenants must be owners of record for the one-year period immediately preceding the death of one of the cotenants. • The property must have been the principal residence of both cotenants for the one-year period immediately preceding the death of one of the cotenants. • The transfer must occur due to the death of one of the cotenants, and the surviving cotenant must obtain a 100 percent ownership interest in the property. • The surviving cotenant must sign a affidavit under penalty of perjury (BOE-58H-<i>Affidavit of Cotenant Residency</i>), affirming that he or she continuously resided at the residence for the one-year period immediately preceding the transferor cotenant's death, <p>Applies to transfers that occur on or after January 1, 2013.</p>
<p>§62.5</p>	<p>Change in ownership does not include a transfer of a floating home marina to a nonprofit corporation, stock cooperative corporation, limited equity stock cooperative, or other entity formed by the tenants of a floating home marina as long as 51 percent of the individual tenants who were renting berths in the floating home marina prior to the transfer participate in the transaction through the ownership of an aggregate of at least 51 percent of the voting stock of, or other ownership or membership interests in, the entity that acquires the floating home marina.</p>
<p>§63</p>	<p>Change in ownership does not include any interspousal transfer.</p>

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<p>§63.1</p>	<p>Change in ownership does not include many <u>transfers of real property between parents and their children</u>. This exclusion was adopted November 5, 1986 and excludes:</p> <ul style="list-style-type: none"> • Transfers of principle residences. • Transfers of the first \$1 million full cash value (per section 110.1 = adjusted base year value) of real property, other than the principle residence. The \$1 million exclusion applies separately to each eligible transferor with respect to all transfers to eligible transferees. <p>The parent-child relationship exists for:</p> <ul style="list-style-type: none"> • children born of the parent or parents, except a child who has been adopted by another person by the age of 18; • any child statutorily adopted by the parent(s) by the age of 18; • any stepchild or spouse of that stepchild while the relationship of stepparent and stepchild exists, which means until the relationship is terminated by divorce or, if terminated by death, until remarriage; • any son-in-law or daughter-in-law of the parent(s) while the in-law relationship exists, which means until the relationship is terminated by divorce, or, if terminated by death, until remarriage; • any foster child of a state licensed foster parent if that child was not, because of a legal barrier, adopted by the foster parent before the child aged out of the foster care system (claimant must provide certified copy of court decision regarding foster child status and certified statement from county agency as well). <p>Effective January 1, 2005, a registered domestic partner is treated as an in-law child of a parent of his or her domestic partner, and as a stepparent to a child of his or her domestic partner as long as the registered domestic partnership on which the relationship is based is in existence.</p> <p>Some <u>transfers of real property from grandparents to their grandchildren</u> are excluded from change in ownership. This exclusion was adopted March 26, 1996, and extends the parent-child exclusion, above, to transfers from grandparents to their grandchildren if all of the parents (includes bloodline parent and natural parent who is an in-law child of the grandparents) of that grandchild who qualify as children of the grandparents are deceased.</p> <ul style="list-style-type: none"> • For transfers occurring on or after January 1, 2006, transfers from a grandparent to a grandchild will qualify for the exclusion even if a step-parent of the grandchild who is a daughter- or son-in-law of the grandparent is still alive. A stepparent who had not remarried need not

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	<p>be deceased. Even though a stepparent is considered a parent of the stepchild and an in-law child of the grandparent and remain eligible for the parent/child exclusion, the existence of the stepparent will not disqualify the grandchild from the grandparent/grandchild exclusion.</p> <ul style="list-style-type: none"> • A claimant may only receive property tax relief for a primary residence once; if the claimant grandchild had previously received a primary residence from the deceased parent (exclusion for a parent-child transfer not required), the claimant cannot receive the principal residence exclusion for a primary residence transferred from a grandparent. The property can however be counted against any remaining amount that is available from the grandchild's deceased parent's \$1 million exclusion. • A transferred "principal residence" means one eligible for the homeowners' or disabled veterans' exemption based on the transferring grandparent's ownership and occupancy of it. • An "eligible transferee" includes only parent, child, or grandchild of an eligible transferor. <p>The exclusions shall not be allowed unless the eligible transferee, the transferee's legal representative, the executor or administrator of the transferee's estate, or trustee of trustee's trust files a claim with the assessor, on a BOE-designed form within three years after the date of the purchase or transfer, or prior to the transfer of the property to a third party, whichever is earlier. Or, a claim shall be deemed to be timely filed if it is filed within six months after the date of mailing of a notice of supplemental or escape assessment issued as a result of the purchase or transfer.</p> <p>If the real property has not been transferred to a third party, and a claim for exclusion is filed subsequent to the time frame referenced above, the assessor shall consider the claim subject to the following conditions: any exclusion granted shall apply commencing with the lien date of the assessment year in which the claim is filed; the adjusted full cash value for the assessment year in which the claim is filed, shall be the adjusted base year value in the assessment year in which the excluded purchase or transfer took place, factored to the assessment year in which the claim is filed.</p> <p>The assessor may report quarterly to the BOE all exclusions allowed, other than purchases or transfers involving a principal residence.</p> <p>Transfers under section 63.1 cannot include a transfer involving a legal entity interest.</p> <p>Section 63.1 claims are not public documents and shall be available for inspection only by the transferor(s)/transferee(s) and spouse(s), their legal</p>

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	<p>representative(s), executors/administrators of their estates or trustees of their respective trusts.</p> <p>Optional processing fee: A transferee shall file a certified claim for exclusion within 45 days of being notified by the assessor of potential eligibility for the exclusion. If, after a second such notice has been mailed, no claim is filed within 60 days, the assessor may with board approval charge a one-time processing fee of up to \$175, which is reimbursable to the transferee if the claim later proves ineligible.</p>
<p>§64</p>	<p>The purchase or transfer of ownership interests in legal entities is not a change in ownership. Any corporate reorganization is not a change in ownership. A change in control of more than 50 percent of the voting stock of any corporation is a change in ownership. A cumulative transfer of more than 50 percent of original co-owner interest is a change in ownership of property previously excluded under section 62(a)(2).</p>
<p>§65</p>	<p>Upon a change in ownership of a joint tenancy interest, only the interest or portion, which is transferred, shall be reappraised. There is no change in ownership upon the creation or transfer of a joint tenancy interest if the transferor(s), after the change, are among the joint tenants; upon the termination of an interest in any joint tenancy, the entire portion of the property held by the original transferor(s) prior to the creation of the joint tenancy shall be reappraised (unless it vests wholly or in part, in any remaining original transferor); upon the termination of the last original transferor, there shall be a reappraisal of all the interests held by all original transferors which were previously excluded from reappraisal. Upon the termination of an interest held by other than an original transferor, there will be no reappraisal if the interest is transferred to an original transferor or to remaining joint tenants, provided that one of the remaining joint tenants is an original transferor. It is rebuttably presumed that each joint tenant holding an interest as of March 1, 1975, is an original transferor.</p>

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§65.1	Except for joint tenancy situations as explained in §65, when an interest in a portion of real property is purchased or changes ownership, only the interest or portion transferred will be reappraised. Such a purchase or change in ownership with a market value of less than five percent of the total property value will not be reappraised if the market value of the interest transferred is less than \$10,000, provided that transfers during any one assessment year are cumulative. If a unit or lot within a cooperative housing corporation, community apartment project, condominium, planned unit development, shopping center, industrial park, or other residential, commercial or industrial land subdivision complex with common area facilities is purchased or changes ownership, only the unit or lot transferred and the share in the common area shall be reappraised, and only the new owner shall assume the increase in property taxes.
§66	Change in ownership does not include any contribution of real property to an employee benefit plan, the creation vesting, transfer, distribution or termination of beneficiary's interest in an employee benefit plan or any acquisition by an employee benefit plan of the stock of the employer corporation to which the employee benefit plan obtains direct or indirect ownership or control or more than 50 percent of the voting stock.
§68	The acquisition of real property as a replacement (when displacement is due to eminent domain, an acquisition by a public entity, or by governmental action resulting in inverse condemnation) for comparable property is not a change in ownership. The adjusted base year value of the property acquired shall be the lower of the fair market value or the sum of the adjusted base year value of the property taken and the amount, if any, by which the full cash value of the property acquired exceeds 120 percent of the payment for the property taken. Any change in the adjusted base year value of the replacement property is effective on the first day of the month following the month in which the property was acquired. Supplemental assessments apply. Relief must be requested within four years (BOE-prescribed form).
§69	The base year value of property which is substantially damaged or destroyed by a Governor-proclaimed disaster may be transferred to comparable property within the same county which is acquired or newly constructed within five years after the disaster. No filing required. However, BOE has prescribed a form.
§69.3	The base year value of a principal residence which is substantially damaged or destroyed by a Governor-proclaimed disaster may be transferred to comparable residence within another county if it is purchased or newly constructed within three years after the disaster, if county has enacted an ordinance. As of April 2011, the following counties have enacted Prop. 171

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	<p>ordinances: Contra Costa, Los Angeles, Modoc, Orange, San Francisco, Santa Clara, Solano, Sutter, and Ventura. Claim form (BOE-prescribed form) must be filed within three years of purchase or completion of new construction of replacement residence.</p>
<p>§69.4</p>	<p>The base year value of qualified contaminated property may be transferred to comparable replacement property within the same county, if replacement is of equal or lesser value and acquired or newly constructed within five years after the sale of the qualified contaminated property. A federal or CA state agency must have designated the property as a toxic or environmental hazard or an environmental cleanup site. Claim form (BOE-prescribed form) must be filed within three years of purchase or completion of new construction.</p>
<p>§69.5</p>	<p>Any person 55 years of age or older, or who is severely and permanently disabled (any age), who resides in property that is eligible for the homeowner's exemption, may transfer the base year value of that property to any replacement dwelling of equal or lesser value.</p> <ul style="list-style-type: none"> • Replacement dwelling must be located in the same county or in any county that has adopted the applicable ordinance. • Replacement dwelling must be purchased or newly constructed by that person as his or her principal residence within two years of the sale by that person of the original property. <p>The base year value is not transferred until the original property is sold.</p> <p>The market value of the replacement dwelling as of the date of purchase or completion of new construction, whichever is later, is compared to the original property's market value as of the date of sale (or just prior to misfortune or calamity if original property was substantially damaged or destroyed and sold in its damaged state). The replacement dwelling is of equal or lesser value if its full cash value does not exceed:</p> <ul style="list-style-type: none"> • 100% of the full cash value of the original property if the replacement property is purchased or newly constructed prior to the date of sale of the original property • 105% if within the first year following the date of sale • 110% if within the second year following the date of sale • The sale price of the original property must be adjusted by the inflation factor (max 2%) if one or more lien dates occur during this period.

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	<p>Both the original and replacement properties must be principal residences. Original property must be principal residence (1) at the time of sale, (2) when it was substantially damaged or destroyed, or (3) within two years of purchase of replacement property (separate two year time period that must be met).</p> <p>The claim form must be filed within 3 years of either the date the replacement dwelling was purchased or the new construction was completed. The BOE prescribes the exclusion form.</p> <p>The claimant must be the owner or co-owner of both the replacement and original properties.</p> <p>The assessor shall report quarterly to the BOE all claims filed for this exclusion.</p> <p>A person is not eligible for relief if he/she has previously been granted property tax relief provided by section 69.5. The sole exception is if relief was first granted for age 55 and over, then relief can be granted a second time if the claimant or claimant's spouse subsequently becomes severely or permanently disabled and has to move because of this disability.</p> <p>Section 69.5 claims are not public documents and shall be available for inspection only by the claimant or claimant's spouse, claimant's or claimant's spouse's legal representative, trustee of a trust in which claimant or claimant's spouse is present beneficiary, or the executor or administrator of claimant's or claimant's spouse's estate.</p> <p>Effective January 1, 2011, Senate Bill 1494 (Stats. 2010, ch. 654) amends section 69.5 to expressly provide that the base year value transfer relief applies to property that is held in trust. Specifically, sections 69.5(d) and (g)(11) are amended to read:</p> <p>(d) The property tax relief provided by this section shall be available to a claimant who is the coowner of the original property, as a joint tenant, a tenant in common, or a community property owner, <i>or a present beneficiary of a trust</i> subject to the following limitations:...</p> <p>(g) (11) "Person" means any individual, but does not include any firm, partnership, association, corporation, company, or other legal entity or organization of any kind. <i>"Person" includes an individual who is the present beneficiary of a trust.</i></p>
<p>§75.10</p>	<p>Whenever a change in ownership occurs, the assessor shall appraise the property changing ownership at its full cash value on the date the change in ownership occurs. The value so determined shall be the new base year value.</p>

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§75.11	<p>a) If the change in ownership occurs on or after January 1 but on or before May 31, then there shall be two supplemental assessments placed on the supplemental roll.</p> <p>b) If the change in ownership occurs on or after June 1 but before the succeeding January 1, then the supplemental assessment placed on the supplemental roll shall be the difference between the new base year value and the taxable value on the current roll.</p> <p>c) If there are multiple changes in ownership, with respect to the same real property during the same assessment year, then there shall be a net supplemental assessment placed on the supplemental roll, in addition to the assessment pursuant to subdivision (a) or (b).</p> <p>d) No supplemental assessment authorized by this section shall be valid, or have any force or effect, unless it is placed on the supplemental roll on or before the applicable date specified in as follows:</p> <ul style="list-style-type: none"> • The fourth July 1 following the July 1 of the assessment year in which the event giving rise to the supplemental assessment occurred. • The eighth July 1 following the July 1 of the assessment year in which the event giving rise to the supplemental assessment occurred, if the penalty provided for in Section 504 is added to the assessment. • The eighth July 1 following the July 1 of the assessment year in which the event giving rise to the supplemental assessment occurred, if the change in ownership was unrecorded and a change in ownership statement required by Section 480 or preliminary change in ownership report, as required by Section 480.3, was not timely filed. <p>Notwithstanding the above, there shall be no limitation period on making a supplemental assessment, if the penalty provided for in Section 503 is added to the assessment.</p>
§75.18	<p>If the actual date of change in ownership or completion of new construction occurs between January 1 and June 30, then the new base year value shall be adjusted on the following January 1 by the inflation factor.</p>
§75.80	<p>Supplemental assessment provisions apply to changes in ownership occurring on or after July 1, 1983.</p>
§110	<p>Provides that the "full cash value" or "fair market value" of real property, other than possessory interests, is the purchase price paid in the transaction</p>

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	<p>unless it is established by a preponderance of the evidence that the real property would not have transferred for that purchase price in an open market transaction. Also provides that any improvements financed by the proceeds of an assessment resulting in a lien imposed on the property (bonds) are reflected in the total consideration involved in the transaction.</p>
<p>§110.1</p>	<p>"Full cash value" means the fair market value as determined pursuant to section 110 for either (1) the 1975 lien date or (2) the date on which a purchase or change in ownership occurs. The value so determined shall be known as the base year value for the property. For each lien date after the lien date in which the full cash value is determined, the full cash value shall be adjusted by an inflation factor as provided in section 51(a).</p>
<p>§408.1</p>	<p>Regarding the transfer list:</p> <ol style="list-style-type: none"> a) The assessor shall maintain a list of transfers that have occurred within the preceding two-year period. b) The list is to be divided into geographical areas and revised the 30th day of each calendar quarter c) The list shall contain the following: <ul style="list-style-type: none"> • transferor and transferee (if available) • APN • address of the sale property • date of the transfer • date of recording and recording reference number • consideration paid, if known • any additional information the assessor may wish to include. d) The list shall be open to inspection by any person. The assessor may require the payment of a nonrefundable fee equal to an amount which would reimburse local agencies for their actual administrative costs incurred in such inspections or ten dollars (\$10), whichever is the lesser amount. e) The provisions of this section shall not apply to any county with a population of under 50,000 people, as determined by the 1970 federal decennial census. f) Pursuant to section 481, the assessor shall not include information on the list which was furnished in the change in ownership statement by the

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	transferee and is not otherwise public information.
§408.2	Public records open to public inspection does not include information as provided in sections 63.1, 69.5, 451, and 481.
§465	Documents may be destroyed when six years have elapsed since the lien date for the tax year for which that document was obtained or immediately upon preservation in a medium that allows access to the document.
§480	<p>A transferee shall file a signed change in ownership statement (COS) in the county where the real property or manufactured home is located.</p> <ul style="list-style-type: none"> • A personal representative shall file a COS for the decedent within 150 days after the date of death. • The COS shall include a description of the property, the parties to the transaction, the date of the acquisition, the amount of the consideration paid for the property, and the terms of the transaction. • It shall also include the "Important Notice" as stated in §480(c). • If the document evidencing a change in ownership is not recorded or is recorded without a COS, then the COS shall be filed with the assessor no later than 90 days from the date of the transfer, or in the case of a death within 150 days after the date of death.
§480.1	Whenever a change in control of any corporation, partnership, limited liability company, or other legal entity occurs under section 64(c), a signed change in ownership statement shall be filed by the acquiring entity with the State Board of Equalization. <i>(Note: this is not the same Change in Ownership Statement form that is filed with the Assessor. It is a different form – form BOE-100-B).</i>
§480.2	Whenever a change in ownership of any corporation, partnership, limited liability company, or other legal entity occurs due to the cumulative transfer of more than 50 percent of original co-owner interests under Section 64(d), a signed change in ownership statement shall be filed with the State Board of Equalization. <i>(Note: this is not the same Change in Ownership Statement form that is filed with the Assessor. It is a different form – form BOE-100-B).</i>
§480.3	<i>Preliminary Change of Ownership Report (PCOR)</i> forms are to be made available by the assessor, without charge and upon request. This form shall not be signed by an agent acting for a transferee, but shall be signed by the transferee or an officer of the transferee. If a document evidencing a change in ownership is presented for recordation without a PCOR, the recorder may charge \$20.

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§480.6	A holder of a possessory interest in real property that is owned by a state or local government entity is not required to file a PCOR with respect to the renewal of the interest. Instead, every state or local government entity shall file a PCOR or COS, or a real property usage report no later than the 15 th day of the first month following the month in which the lien date occurs, or annually. The report must include certain specified data.
§480.7	Life insurance companies shall file a statement of transfer for transfers of real property to and from separate counts.
§480.8	The assessor may require owners of residential subdivision complexes in which units or lots are transferred without the use of recorded deeds to annually file an ownership report providing details of ownership status and history. If the assessor's request is not complied with, the assessor may then send a change in ownership statement with penalty provisions to every owner, tenant, or occupant of each individual unit or lot.
§481	All information filed pursuant to these sections shall be held secret.

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§482	<p>Sets forth penalty provisions for failure to file a change in ownership statement with the assessor or the Board of Equalization timely. The change in ownership statements are different – COS filed with Assessor is Form 502-AH and COS filed with BOE is form BOE-100-B. Subdivisions (c) through (f) outline procedures for imposition of penalty.</p> <p>a) If a person or legal entity required to file a statement described in §480 fails to do so within 90 days from the date of written request by the assessor, a penalty shall be added to the assessment. A penalty of either: (1) \$100, or (2) 10 percent of the taxes applicable to the new base year value reflecting the change in ownership, whichever is greater, but not to exceed \$5,000 if the property is eligible for the homeowners' exemption or \$20,000 if the property is not eligible for the homeowners' exemption, if the failure to file was not willful.</p> <ul style="list-style-type: none"> • The penalty shall apply for failure to file a complete statement notwithstanding the fact that the assessor determines no change in ownership has occurred. • The penalty may also be applied if after a request the transferee files an incomplete statement and does not supply the missing information upon a second request. <p>(b) If a person or legal entity required to file a statement described in Section 480.1 or 480.2 fails to do so within 90 days from the earlier of (1) the date of the change in control or the change in ownership of the corporation, partnership, limited liability company, or other legal entity, or (2) the date of a written request by the State Board of Equalization. A penalty of 10 percent of the taxes applicable to the new base year value reflecting the change in control or change in ownership of the real property owned by the corporation, partnership, or legal entity, or 10 percent of the current year's taxes on that property if no change in control or change in ownership occurred, shall be added by the county assessor to the assessment made on the roll.</p> <ul style="list-style-type: none"> • The penalty shall apply for failure to file a complete statement with the board notwithstanding the fact that the board determines that no change in control or change in ownership has occurred. • The penalty may also be applied if after a request the person or legal entity files an incomplete statement and does not supply the missing information upon a second request. <p>(Note: The 90 day filing requirement was effective January 1, 2012; prior to this date filing was required within 45 days. With respect to</p>

CITATION	DESCRIPTION
	<p>LEOP changes – 482(b), prior to January 1, 2010 an entity was only subject to penalty if the BOE made written request to file.)</p> <p>Subdivision (f) – Notice of any penalty added to either the secured or unsecured roll pursuant shall be mailed by the assessor to the transferee at his or her address contained in any recorded instrument or document evidencing a transfer of an interest in real property or manufactured home or at any address reasonably known to the assessor. (Effective January 1, 2012, the statute was amended to clarify notice requirements; one of which was to identify the parcel(s) and details on mailing addresses to be used.)</p>
§482.1	<p>If there is a failure to file a statement within the time required, the successor in interest to the decedent's property is subject to the penalty.</p>

CITATION	DESCRIPTION
§483	<p>Regarding penalty abatement:</p> <p>a) If the assessee establishes to the satisfaction of the county board of supervisors that the failure to file the change in ownership statement within the time required by Section 482(a) was due to reasonable cause and not due to willful neglect, and has filed the statement with the assessor, the board of supervisors may order the penalty abated, provided the assessee has filed with the board of supervisors written application for abatement of the penalty no later than 60 days after the date on which the assessee was notified of the penalty. If the penalty is abated it shall be canceled or refunded in the same manner as an amount of tax erroneously charged or collected.</p> <p>b) The provisions of subdivision (a) shall not apply in any county in which the board of supervisors adopts a resolution to that effect. In that county the penalty provided for in subdivision (a) of Section 482 shall be abated if the assessee files the change of ownership statement with the assessor no later than 60 days after the date on which the assessee was notified of the penalty. If the penalty is abated it shall be canceled or refunded in the same manner as an amount of tax erroneously charged or collected.</p> <p>c) If a person or legal entity establishes to the satisfaction of the county board of equalization or the assessment appeals board that the failure to file the change in ownership statement within the time required by 482(b) was due to reasonable cause and not due to willful neglect, and has filed the statement with the State Board of Equalization, the county board of equalization or assessment appeals board may order the penalty abated, provided the person or legal entity has filed a written application (with the BOS or AAB) no later than 60 days after the date on which the person or legal entity was notified of the penalty by the assessor.</p> <ul style="list-style-type: none"> • Effective January 1, 2012, subdivision (c)(2) of R&TC 483 allows for abatement of penalty by the assessor under certain circumstances. This subdivision provides that the assessor shall abate the penalty if the assessor determines that a written request to file a change in ownership by the Board of Equalization was based on erroneous information, including but not limited to the Franchise Tax Board. As a condition, the person or legal entity must notify the BOE and Assessor of the error no later than 60 days after the date on which the person or legal entity was notified of the penalty.
§503	<p>If any taxpayer or the taxpayer's agent through a fraudulent act or omission causes, or if any fraudulent collusion between the taxpayer or the taxpayer's agent and the assessor or any of the assessor's deputies causes, any taxable</p>

CITATION	DESCRIPTION
	tangible property to escape assessment in whole or in part, or to be underassessed, the assessor shall assess the property in the lawful amount and add a penalty of 75 percent of the additional assessed value so assessed.
§531	If any property belonging on the local roll has escaped assessment, the assessor shall assess the property on discovery at its value on the lien date for the year for which it escaped assessment.
§531.2	When real property that has escaped assessment, but prior to enrollment has been transferred to a bona fide purchaser, the escape assessment shall be entered on the unsecured roll in the name of the person who would have been the assessee in the year in which it escaped assessment.
§531.8	No escape assessment shall be enrolled before 10 days after the assessor has mailed a "Notice of Proposed Escape Assessment."
§532	<p>Any escape assessment must be made within four years after July 1 of the assessment year in which the property escaped assessment or was underassessed. Exceptions to the four year period:</p> <ul style="list-style-type: none"> • Eight years if section 504 penalty must be added. • Eight years for an unrecorded change in ownership for which a COS as required by section 480 or PCOR was not timely filed. • Unlimited period for CIO or CIC if section 503 penalty must be added or a COS as required by sections 480.1 or 480.2 was not filed.
§2516	Upon the failure of a transferee to file a statement as required by §480, the assessor or auditor shall enter on the roll the fact that a penalty has been added along with the amount and date of the penalty.
§11911.1	Any ordinance which imposes the documentary transfer tax may require that each deed, instrument or writing by which lands, tenements, or other realty is sold, granted, assigned, transferred, or otherwise conveyed, shall have noted upon it the tax roll parcel number.
California Code of Regulations (Property Tax Rules)	
Rule 2	Provides in subdivision (b) that when valuing property due to a change in ownership, there is a rebuttable presumption that the consideration paid is the full cash value of the property.
Rule 255	Enrollment of Supplemental Assessment.
Rule 460	Any assessment year in which real property is purchased or changes ownership shall become the base year used for determining the full value for

CITATION	DESCRIPTION
	such real property or a portion thereof. The full cash value is determined pursuant to sections 110 and 110.1.
Rules 462.001 - 462.240	<p>These rules clarify exclusions from change in ownership. Most recently, Rules 462.020, 462.060, 462.160, 462.180, 462.220 and 462.240 were amended to make them consistent with the enactment of Revenue and Taxation Code section 62(p). Rule 462.020 was also amended to reflect the cotenancy change in ownership exclusion in section 62.3.</p> <p>Rule 462.040 was amended to make it consistent with:</p> <ul style="list-style-type: none"> • Current law which provides that the transfer of a joint tenancy interest to a trust severs the joint tenancy • Family code section 297.5 and Revenue and Taxation code 62(p) regarding registered domestic partners • Section 62.3 pertaining to transfers between cotenants • Section 65(b) which provides that all transferor(s) must be among the joint tenants for a transfer to be excluded from change in ownership, and that the elimination of a joint tenant does not create "original transferor" status in any of the remaining joint tenants. <p>Rule 462.240 was amended to make it consistent with the floating home marina exclusion in section 62.5.</p>
Rule 462.260	<p>For purposes of reappraising real property as of the date of change in ownership the date shall be:</p> <ul style="list-style-type: none"> • in the case of sales, the date of recordation where the transfer is evidenced by recordation of a deed or other document; • in the case of sales, the date of transfer document where the transfer is accomplished by an unrecorded document; • in the case of leases, the date the lessee has the right to possession; • in the case of inheritance, the date of death of decedent; • in the case of revocable trusts, the date the trust becomes irrevocable; and, • in the case of irrevocable trusts, the date the property is placed in trust or the effective date of the immediate right to present possession or enjoyment of a remainder or reversion occurs upon the termination of a life estate or other precedent property interest.
Rule 462.500	<p>Change in ownership does not include property replaced for property taken by eminent domain, acquisition by a public entity, or inverse condemnation.</p>

CITATION	DESCRIPTION
	Replacement property must meet certain criteria.
Rule 472	This rule clarifies the procedures for valuing timeshare estates and timeshare uses.
Assessors' Handbook	
AH 401	Assessors' Handbook Section 401, <i>Change in Ownership</i> , September 2010
Special Topic Survey	
Special Topic Survey	<p><i>Change in Ownership and New Construction.</i></p> <p>Summarizes assessors' practices and BOE guidance in these two major local taxation programs. In the area of change in ownership, the survey identifies common problems and suggests possible solutions:</p> <p><i>Preliminary Change of Ownership Report</i></p> <p>Proof of section 64(b) Change in Ownership Exclusion</p> <p>Tracking Transfers of Co-owners' Interests in a Legal Entity</p> <p>Reports to Monitor Exclusions</p>
LTA's	
78/147 & 78/190	Various questions and answers, including answers to establishing 1975 base year values and reappraisal upon the date of death of owner.
78/176	A transfer from the Department of Veterans Affairs to a veteran upon payment completion of his Cal-Vet loan is not a change in ownership, but a transfer of bare legal title for purpose of perfecting title.
79/155	Guidelines to differentiate between a lease and a conditional sales contract.
79/191 & 80/39	Addition of §64(c), acquisition of corporate stock.
80/19 & 80/102	Q & A letter regarding the addition of §480-485 regarding change in ownership reporting and penalties for noncompliance.
80/25	Change in §60 redefines change in ownership to include transfer of a present interest in real property including possessory interest. Defines exclusions.
80/84	Explanation and examples of §62(a)(1), exclusion from change in ownership of partitions of interest.
80/147 & 94/10	Explanations of transactions involving lease terms or purchase conditions creating a change in ownership.

CITATION	DESCRIPTION
81/56 & 83/39	Change in ownership quick reference chart.
81/114	Provides that a change in ownership does not occur until the end of the redemption period for properties purchased at a judicial sale.
82/41 & 83/45	BOE's role in discovering changes in ownership of corporations, partnerships and other legal entities.
85/85 & 86/04	Necessity of tracking undivided ownership interests.
85/128 & 92/11	A sale and leaseback transaction constitutes a change in ownership.
86/40	Provides that §213.6 exempts real and personal property of the Civil Air Patrol.
86/50	Changes in ownership of air rights.
86/92	Summary of propositions 58 and 60; exclusion of family transfers from change in ownership appraisal and transfer of base year values for senior citizens.
86/93	Clarification of eligibility for tax relief of property acquired to replace property taken by government agency.
88/49	Escape assessments for properties inherited but no change in ownership statement is filed.
88/55	Change in ownership due to bankruptcy.
89/21	Revisions of §64, §75.60, and §606.
89/33 & 91/43	Clarification that property owned by the United States Postal Service is exempt from taxation, however, privately owned property leased to the Postal Service is not exempt and is assessable to the lessor.
91/08	Clarifies the applicability of the parent-child exclusion to trust distribution share and share alike situation.
91/12	Transferable development rights are taxable property interests, and the conveyance of these rights constitutes a change in ownership.
91/33	Transfer of base year value for disabled persons.
92/69 & 95/33	Clarification of the BOE's position regarding step transactions.
94/59	Change in ownership issues regarding transfers of real property between parents and children (Prop 58).
95/05	Addresses changes to various R&T sections, including §69.5, transfer of

CITATION	DESCRIPTION
	base year value for persons over 55, §480, CIO statements, §2188.11, separate assessments and §5802, manufactured homes.
95/67	Appellate court decision concerning change in ownership consequences of transfers of real property from general partnership to the partners.
96/52	Various chaptered bills, includes changes to §51, declines in value; §64, ownership interests in a partnership; §75.11 & §532, statute of limitations for supplemental and escape assessments; §155.20, low-value property exemption; adds §163, improvement bonds; §623, leased personal property; §408.3, requires property characteristics be public information in all counties; and, §3692, sale of contiguous tax-defaulted property.
97/32	Outlines the requirements for the grandparent-grandchild exclusion.
98/35	Prospective relief for parent-child and grandparent-grandchild transfers.
99/12	Treatment of improvement bonds.
99/83	Supplemental assessments on electric generation facilities acquired by investor-owned companies.
2000/068	Legislative changes to §69.5; transfers of base year value for persons age 55 and over and disabled persons.
2002/014	Statute of limitations for supplemental and escape assessments.
2002/019	Clarification of the BOE's position regarding the two-year requirement on purchase of land for replacement dwelling.
2003/018	Change to §63.1(d) to reinstate the requirement that the transferor's signature be provided on the claim form for the parent-child and grandparent-grandchild exclusions.
2003/077	Explains the controversial changes to Rules 462.040 and 462.240 that allow a change in ownership exclusion for registered domestic partners.
2004/023	Questions and answers regarding the change in ownership exclusion for registered domestic partners as contained in Rule 462.240.
2004/042	Discusses the changes to the joint tenancy rule and provides questions and answers and examples to illustrate the changes.

CITATION	DESCRIPTION
2004/053	Legislative revisions to section 63.1 now make quarterly reporting to the BOE by county assessors regarding Prop 58 transfers an option, not a mandate. This reporting tracked transfers of property other than principal residences in order to implement the \$1 million lifetime exclusion for eligible transferors. The BOE strongly encourages assessors to continue to report.
2005/007 & 2007/021	Provides a discussion of the changes to Rule 462.500 and a general overview of the eminent domain base year value transfer provisions.
2005/017	Discusses the interplay of the California Domestic Partner Rights and Responsibilities Act of 2003 and California property tax law, in particular, exclusions from changes in ownership.
2005/062	Excludes from change in ownership transfers between persons registered as domestic partners with the California Secretary of State (subdivision (p) was added to section 62 effective January 1, 2006).
2006/010	FAQs regarding §69.5 and Propositions 60, 90, and 110.
2006/025	Section 63.1 provides that a change in ownership does not include a purchase or transfer of real property from grandparents to their grandchild if all of the parents of that grandchild are deceased as of the date of purchase or transfer. The existence of a stepparent who is an in-law of the grandchild is not a disqualifying factor in the exclusion for a transfer of real property from the grandparent to grandchild.
2006/056	Section 69.5 allows base year value transfers for person over age 55 or disabled to be granted on a prospective basis if a claim is filed after the three-year filing period. Thus, taxpayers whose claims were previously denied solely because they were untimely may now refile and receive prospective relief. A taxpayer who has never filed a claim may now file and receive prospective relief if all the other requirements of section 69.5 are met.
2007/043	Additional relief from reappraisal is afforded for registered domestic partners through amendments to section 62 enacted by Stats. 2007, Ch. 55 (SB 559).
2007/047	BOE guidance on transfer of base year value from a qualified contaminated property to a replacement property.
2007/048	An explanation of the provisions of Stats. 2007, Ch. 450 (AB 402) affecting parent-child exclusion for transfers between foster parents and foster children.

CITATION	DESCRIPTION
2007/049	Clarifies the ownership reporting requirement for residential subdivision complexes in which units or lots are transferred without a recorded grant deed.
2007/058	Explains new section 62.11 regarding certificates of sale in mortgage foreclosure actions (not a change in ownership when recorded during redemption period).
2008/007	The California Supreme Court will review the <i>Steinhart v. County of Los Angeles</i> (B190957) decision that a transfer of real property to a life estate did not constitute a change in ownership. Until the Court's decision, Rule 462.060, providing that the creation of a life estate, unless for the transferor or his or her spouse, is a change in ownership, remains valid.
2008/010	Prop 60 claim forms are confidential. The affected taxpayer can write to CAPD for information about the status of their base year value transfer.
2008/017	Property held by the California Housing Finance Agency as a result of deed foreclosure is exempt from property taxation because CHFA is a public instrumentality and political subdivision of the State of California.
2008/018	Questions and answers regarding the Prop 58 parent-child and Prop 193 grandparent-grandchild exclusions from change in ownership.
2009/004	Processing fee for parent-child and grandparent-grandchild exclusion.
2009/008	The counties of Contra Costa, Los Angeles, Modoc, Orange, San Francisco, Santa Clara, Solano, Sutter, and Ventura have Proposition 171 ordinances allowing intercounty base year value transfers for principal residences substantially damaged or destroyed in a Governor-proclaimed disaster.
2009/041	When multiple transactions taken to trigger a change in ownership (and reduce the base year value) and property transfers back to original owner, the assessor may apply the step transaction doctrine and determine that no change in ownership occurred.
2010/010	Relating to the base year value transfers for property damaged in a Governor-proclaimed disaster, revises the 50% test of "substantially damaged or destroyed." Superseded by 2012/012
2010/028	Change in control or ownership of legal entities: changes to filing requirements and penalty provisions. Effective January 1, 2010, Senate Bill 816 amended, in part, Revenue and Taxation Code sections 480.1, 480.2, 482, and 483 relating to change in control and change in ownership filing requirements for legal entities that own California real property.

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2010/034	The California Supreme Court, in <i>Steinhart v. County of Los Angeles</i> , held that the transfer of a life estate and remainder interests upon the death of the trustor of a revocable trust was a change in ownership because the total of the present and future interests transferred upon the death of the trustor was the entire equitable estate in the property. The court did not find it necessary to discuss the life estate issue and did not rule on the validity of Rule 462.060. Thus, this rule remains valid.
2010/038	Preliminary change of ownership report and change in ownership statement. This letter provides the amended PCOR and COS adopted by the BOE and should be implemented by the January 1, 2011 lien date. Also includes questions and answers in regards to PCORs and COSs that were raised during the development of the amended forms.
2010/045	Guidance issued following SB 816 to discuss penalties pertaining to form BOE-100-B filings reporting changes in control and ownership under R&TC 64(c) and 64(d). Letter distributes penalty charts based on the event date and if and when the Board of Equalization made written request to file form BOE-100-B.
2010/057	Documents obtained from taxpayers may be destroyed immediately upon preservation in a medium that provides access to the documents.
2011/002	Generally, Revenue and Taxation Code section 69.5 provides that any person over the age of 55 years, or any severely and permanently disabled person, who resides in property that is eligible for the homeowners' exemption may transfer the base year value of that property to a replacement dwelling of equal or lesser value that is purchased or newly constructed within two years of the sale of the original property. Property owned by a trust is not expressly addressed in section 69.5 and, as a result, questions have been asked whether a base year value can be transferred if either the original property or the replacement dwelling is held in trust. Effective January 1, 2011, Senate Bill 1494 (Stats. 2010, ch. 654) amends section 69.5 to expressly provide that the base year value transfer relief applies to property that is held in trust.
2011/014	Real property owned by US Housing and Urban Development is taxable under federal statutes, and the acquisition of property by HUD is a change in ownership.
2011/016	Legal entities change in ownership – overview. This letter provides a brief overview of the applicable change in ownership laws that affect real property owned by legal entities.
2011/048	Revenue and Taxation Code sections 480, 482, and 483 prescribe the

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	<p>reporting requirements and related penalties for real property transfers that must be reported to the local county assessor. Existing law requires that a <i>Change in Ownership Statement</i> must be filed at the time of recording or within 45 days of the date of the change in ownership. The failure to file a statement within 45 days from the date of a written request by a county assessor results in penalty of either \$100 or 10 percent of the taxes applicable to the new base year value, but not to exceed \$2,500.</p> <p>Effective January 1, 2012, Senate Bill 507 increases the time for filing to 90 days, and increases the maximum penalty for failure to file the statement from \$2,500 to \$5,000 for property eligible for the homeowners' property tax exemption; and to \$20,000 for property not eligible for the homeowners' exemption.</p>
<p>2011/050</p>	<p>Revenue and Taxation Code section 408 requires county assessors to keep certain information confidential. Specifically, section 408(a) provides that homeowners' and disabled veterans' exemption claims, and information and records in an assessor's office that are not required by law to be kept or prepared by the county assessor are not open to public inspection. In addition, sections 451 and 481 provide that all information requested by a county assessor or furnished in the <i>Property Statement</i>, the <i>Preliminary Change of Ownership Report</i>, or the <i>Change in Ownership Statement</i> is considered confidential and not open to public inspection. Section 408(b) provides an exception to this rule of confidentiality and allows a county assessor to disclose information or permit access to records to certain governmental agencies or representatives. Effective January 1, 2012, Assembly Bill 563 adds section 408.4 to include designated employees of a city's finance office to this list of governmental entities for the purpose of conducting an investigation to determine whether a documentary transfer tax should be imposed for an unrecorded change in control or ownership of property.</p>
<p>2011/052</p>	<p>Effective January 1, 2012, Senate Bill 947 (Stats. 2011, ch. 351) amends Revenue and Taxation Code section 63.1 to apply the parent-child or grandparent-grandchild exclusion to a transfer of a unit or lot within a cooperative housing corporation. Section 2(h) of article XIII A of the California Constitution and Revenue and Taxation Code section 63.1 provide that the terms "purchase" and "change in ownership" do not include the purchase or transfer between parents and their children of either a principal residence or the first \$1 million of the adjusted base year value of all other real property. This exclusion also applies, under limited circumstances, to transfers of real property from grandparents to grandchildren.</p>

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2012/010	Letter outlines changes due to SB 507. Affects COSs filed with assessors as well as BOE.
2012/011	Form BOE-62-DP created for registered domestic partners to reverse reassessment for transfers occurring between January 1, 2000 and January 1, 2006 became obsolete on July 1, 2009 and should no longer be used by assessors.
2012/012	Effective January 1, 2012, Senate Bill 947 (Stats. 2011, Ch. 351), in part, amends sections 69, 69.3, and 69.5 of the Revenue and Taxation Code to clarify the definition of "substantially damaged or destroyed." Sections 69 and 69.3 allow base year value transfers for properties substantially damaged or destroyed by disasters for which the Governor proclaims a state of emergency. Section 69.5 allows base year value transfers for homeowners age 55 and older or disabled under specific circumstances, including situations where the original property was substantially damaged or destroyed by any misfortune or calamity and sold in its damaged state. These three sections will be separately discussed as each has different qualifications for property tax relief.
2013/008	Effective September 29, 2012, Assembly Bill 2046 added section 62.5 to create a change in ownership exclusion for a transfer of a floating home marina to an entity formed by the tenants of the marina.
2013/021	Effective September 29, 2012, Assembly Bill 1700 added section 62.3 to provide that a change in ownership does not include a transfer of real property from one cotenant to the other upon the death of one transferor cotenant as long as all conditions are met. Applies to transfers that occur on or after January 1, 2013.
2013/030	Reiterates the statutory filing requirement and the filing of amended claim forms within that time frame for Prop 58 parent-child and Prop 193 grandparent-grandchild exclusions.
2013/043	Effective September 19, 2013, Riverside County became one of nine counties that have Proposition 90/110 ordinances permitting intercounty base year value transfers for persons of age 55 or over, or severely and permanently disabled. The other eight counties include Alameda, El Dorado, Los Angeles, Orange, San Diego, San Mateo, Santa Clara, and Ventura.
2013/044	Advises of the amendments made to Property Tax Rule 462.040, Change in Ownership – Joint Tenancies.
2014/061	Effective November 20, 2014, San Bernardino County became one of ten counties that have Proposition 90/110 ordinances permitting intercounty base year value transfer for persons of age 55 or over, or severely and

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	permanently disabled. The other nine counties include Alameda, El Dorado, Los Angeles, Orange, Riverside, San Diego, San Mateo, Santa Clara, and Ventura.
2015/007	Discusses the interaction of the active solar energy system new construction exclusion and the Revenue and Taxation Code section 69.5 base year value transfer provisions.
2016/006	Effective January 1, 2016, creates a new non-probate method for conveying real property upon death. For a five-year period, until January 1, 2021, an interest in certain residential real property may be transferred upon death by recording a Revocable Transfer on Death deed (TOD deed). Specifically, Assembly Bill 139 adds sections 5600-5696 (Part 4) to the Probate Code to implement the revocable TOD deed provisions.
2016/007	Effective January 1, 2016, Senate Bill 803 amends Revenue and Taxation Code section 63.1 to apply the parent-child or grandparent-grandchild exclusion to a transfer of a pro rata interest in a resident-owned mobilehome park or floating home marina owned by a legal entity.
2016/008	<p>Section 2(d) article XIII A of the California Constitution provides that change in ownership does not include the acquisition of real property as a replacement for comparable property if the person acquiring the property has been displaced from the property replaced by eminent domain proceedings, by acquisition by a public entity, or governmental action that has resulted in a judgment of inverse condemnation. This is implemented by Revenue and Taxation Code section 68 and property tax rule 462.500.</p> <p>Effective January 1, 2016, Senate Bill 803 amends section 68 to allow four years of retroactive relief for late-filed claims.</p>
Annotations	
200.0005 – 200.0600	Letters written by BOE staff interpreting the statutes and rules related to various aspects of base year value transfers (go to the BOE's website to view the annotations).
220.0000 et seq.	Letters on change in ownership.
280.0001	Letter on lease or conditional sales contract, determining whether a contract is a lease or a conditional sales contract.
340.0005	When the California Housing Finance Agency obtains a property through foreclosure, the county auditor must transfer to the unsecured roll any delinquent taxes for tax years prior to the foreclosure that have become a lien on

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	the property.
390.0000 et seq.	Letters on escape assessments.
493.0000 et seq.	Letters on grandparent-grandchild exclusion.
565.0000 et seq.	Letters on legal entities.
625.0000 et seq.	Letters on parent-child exclusion.
790.0000 et seq.	Letters on supplemental assessments.
Legal Opinion	
	<p><i>Richard N. Benson v. Marin County Assessment Appeals Board</i>, 2013 Cal.App.4th 1445. The California Court of Appeal reversed a trial court's judgment in a case involving whether the change in the method of holding title exclusion in Revenue and Taxation Code section 62(a)(1) applied to a termination of a family joint tenancy.</p> <p>Originally the assessment appeals board agreed with the property owner that a change in the way title was held was not a change in ownership. The trial court agreed with the assessment appeals board. The county appealed.</p> <p>The decision by the Court of Appeal became final.</p>