



STATE BOARD OF EQUALIZATION
PROPERTY TAX DEPARTMENT
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No. 2020/049

October 1, 2020

TO COUNTY ASSESSORS:

HISTORICAL PROPERTY INTEREST COMPONENT – 2021 LIEN DATE

A city, county, or city and county may contract with the owner of qualified historical property to restrict the use of the property in such a way as to promote the property's continued preservation. In exchange for agreeing to the restrictions on use, a the property owner receives a preferential assessment treatment. Under this treatment, which is set forth in sections 439 through 439.4 of the Revenue and Taxation Code (RTC), the Assessor must value the property by applying the capitalization of income method in a specified manner.

RTC section 439.2 requires the State Board of Equalization (Board) to annually determine the interest component of the capitalization rate that the Assessor shall use in applying the specified method. Effective January 1, 2021, Senate Bill 1473 (Stats. 2020, ch. 371) amends RTC section 439.2, subdivision (b)(1) for owner-occupied single family dwellings and subdivision (c)(1) for all other restricted historical property to require that the interest component "be determined by the board and announced no later than October 1 of the year preceding the assessment year and that was the yield rate equal to the effective *average interest rate* on conventional mortgages as most recently published by the *Federal Home Loan Mortgage Corporation*, or as that entity may be known in the future, as of September 1, rounded to the nearest one-fourth of 1 percent." [Emphasis added.] Senate Bill 1473 replaces the effective rate from the Federal Housing Finance Agency with the average interest rate set by the Federal Home Loan Mortgage Corporation.

The most recently published information provides that the effective average interest rate on conventional mortgages was 2.91 percent. Rounded to the nearest one-quarter percent, the interest component of the capitalization rate used in the valuation of enforceably restricted historical property for the 2021 assessment year is **3.0 percent**.

For your reference, a table is enclosed listing the interest components announced for current and prior assessment years.

Sincerely,

/s/ David Yeung

David Yeung
Deputy Director
Property Tax Department

DY:gs
Enclosure

**HISTORICAL PROPERTIES ASSESSED UNDER SECTIONS
439-439.4 OF THE REVENUE AND TAXATION CODE**

INTEREST COMPONENTS FOR CURRENT AND PRIOR YEARS

Lien Date	Interest Component	Lien Date	Interest Component
1978	9.50	2017	3.75
1979	10.25	2018	4.00
1980	11.50	2019	4.75
1981	12.50	2020	4.25
1982	15.25	2021	3.00
1983	14.75		
1984	12.50		
1985	13.50		
1986	11.25		
1987	10.25		
1988	9.50		
1989	9.25		
1990	10.50		
1991	10.25		
1992	9.50		
1993	8.00		
1994	7.25		
1995	7.75		
1996	7.50		
1997	7.75		
1998	7.75		
1999	7.25		
2000	7.50		
2001	8.00		
2002	7.25		
2003	6.50		
2004	5.50		
2005	6.00		
2006	5.75		
2007	6.75		
2008	6.75		
2009	6.50		
2010	5.25		
2011	5.00		
2012	4.75		
2013	3.75		
2014	4.00		
2015	4.25		
2016	4.25		