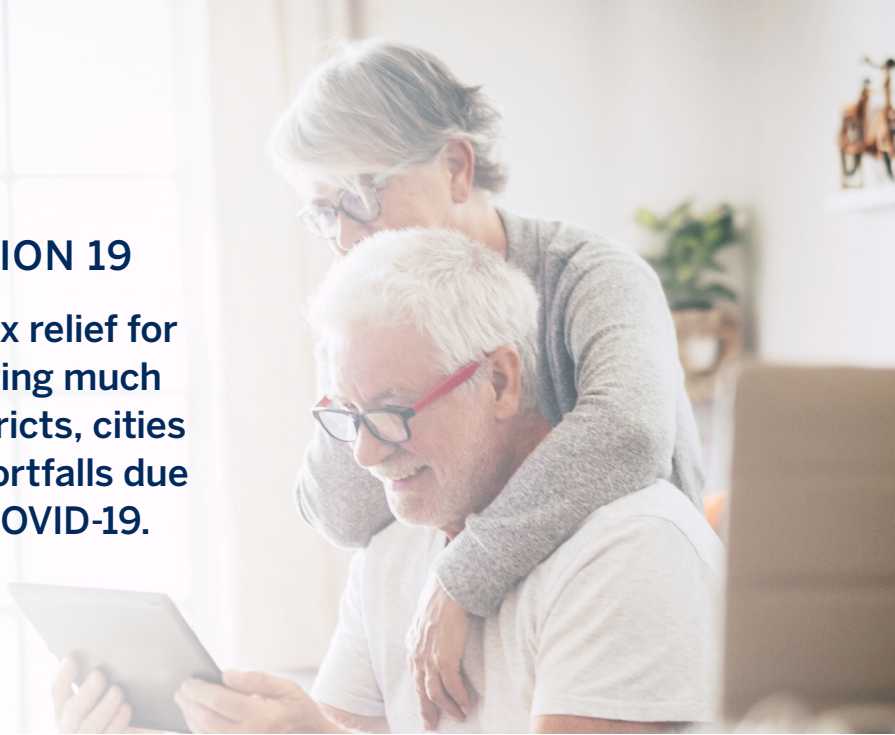


PROPOSITION 19

CA VOTERS PASSED PROPOSITION 19

This provides needed housing and tax relief for seniors, wildfire victims, and generating much needed revenue for schools, fire districts, cities and counties as they face budget shortfalls due to the harmful economic impact of COVID-19.



WHAT IS PROPOSITION 19?

Proposition 19 Allows homeowners who are over 55, disabled, or wildfire/disaster victims to transfer primary residence's assessed tax base to replacement residence. Changes rules of property tax reassessment of family-property transfers upon death.

There are two main parts :

PART A:

A TAX TRANSFER WITH LESS LIMITATIONS

- Includes people who are 55 years or older, disabled or affected by a natural disaster.
- Could move a property tax base from your previous home to your new home.
- This tax transfer benefit can be used up to three times.
- The replacement home can be located anywhere in the state of California.
- The effective date is April 1, 2020.

PART B:

A TAX INCREASE RELATED TO INHERITED PROPERTIES

- Includes significant restrictions to preferential parent-child/grandparent-grandchild exclusion that allowed parents/grandparents to pass property down with a lower property tax base.
- Upon a parent's death, the preferential lower property tax base transfers with the property only if (1) it was the parent's primary home, and (2) it will also be the child's primary home.
- Grandparents can only pass to grandchildren if the parents are already deceased.
- An inherited property with an assessed value of greater than \$1,000,000 will also have a reassessment for the amount over the first million dollars.
- The effective date is February 16, 2021.



VISTASIR.COM | 310.546.7611 | EVERY HOME HAS A STORY

SOTHEBY'S INTERNATIONAL REALTY AND THE SOTHEBY'S INTERNATIONAL REALTY LOGO ARE REGISTERED (OR UNREGISTERED) SERVICE MARKS USED WITH PERMISSION. SOTHEBY'S INTERNATIONAL REALTY AFFILIATES LLC FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED. IF YOUR PROPERTY IS LISTED WITH A REAL ESTATE BROKER, PLEASE DISREGARD. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE ARE HAPPY TO WORK WITH THEM AND COOPERATE FULLY. INFORMATION HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED