

WILL PROPOSITION 60 & 90 WORK FOR YOU?

REMINDER

Please remember, if your client purchases a replacement principal place of residence prior to closing escrow on the residence he wants to transfer his tax base from, he does not have an inflation allowance. His former home must sell for at least what was paid for the replacement residence.

Guidelines for the transfer of the Property Tax Base from one principal place of residence to another principal place of residence in-county only.

One of the property owners must be at least 55 years old on the day of transfer of the principal place of residence.

The subsequent principal place of residence must be transferred (i.e. close of escrow on purchased home) within two years of the transfer date of the first principal place of residence.

A five percent inflation allowance is allowed if the subsequent purchase is less than one year of sale date of the original place of residence.

A ten percent inflation allowance is allowed if subsequent purchase is at least one year and one day but less than two years of the original property.

ALL PROP 60 TRANSACTIONS MUST BE COMPLETED WITHIN TWO YEARS!

Proposition 90 will allow the inter-county transfer of the property tax base if the county supervisors have approved it. Counties subject to change without prior notice. For further verification, please contact your county's assessor's office.

COUNTY UPDATE: PROPOSITION 60 & 90

Proposition 60, under certain requirements, allows a homeowner 55 years of age or older at the time of the sale of his principal residence, to transfer his tax base rate within the same County. Proposition 90, under certain County requirements, allows a home owner 55 years of age or older at the time of the sale of his principal residence, to transfer his tax base rate from one County to another.

Guidelines for proposition 60 & 90 apply if the homeowner wishes to purchase a new principal place of residence prior to the sales completion of his original principal of residence.

There is no inflation allowance if a new principal place of residence is purchased first!

EXAMPLE:

A home is purchased under Proposition 60 & 90 for the amount of \$200,000 before the sale is completed on the original home. (DEED RECORDED).

The homeowner must be certain the original home where the property taxes are being transferred from will sell for at least the purchased price of his new home, \$200,000 in this example.

If the original residence does not sell for at least this \$200,000, the homeowner would not be able to transfer his lower property tax base to the new home.

It is always a safer situation to have the homeowner sell his principal residence first, as he then knows what his options will be.

COUNTIES CURRENTLY ACCEPTING PROPOSITION 90:

Alameda510-272-3787
Los Angeles213-974-3211
Orange714-834-2727
San Diego619-236-3771
San Mateo650-363-4500
Santa Clara408-299-5500
Ventura805-654-2181