

CALIFORNIA PROP 90

WHAT IT IS & HOW IT WORKS

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What is Proposition 90?

Prop 90 is a constitutional initiative passed by California voters that allows Prop 60 to be modified by local ordinance. Prop 60 provides property tax relief by preventing property reassessment when a senior citizen (at least 55 year of age) sells their existing residence and purchases or constructs a replacement residence worth the same or less than the original. Prop 60 applies when the replacement dwelling is in the same county as the existing dwelling. Prop 90 allows qualified persons to transfer the current assessed base-year value of their dwelling located in one California county to a replacement residence located in another participating California county. Los Angeles County enacted an ordinance to provide that when the replacement dwelling is located in Los Angeles County, the original property may be located in any other California county and the current assessed base-year value may be transferred to the replacement dwelling if certain qualifications are met.

What are these Qualifications?

- The seller of the original residence, or spouse who resides with the seller, must be at least 55 years of age at the time of the sale **AND...**
- The replacement home must be of equal or less value than the home sold, **AND...**
- The replacement home must be either in the same county or another participating county.

Is the transfer automatic with a participating county?

No, the transfer of current base-year value is not automatic. The owner must file an application for transfer with the local Assessors office of the participating county. Claims must be filed within three years following the purchase of the replacement residence. The application/claim forms are available at the local Assessors office. This is a one-time only filing. Proposition 60/90 relief cannot be granted if the claimant, or spouse, was granted relief in the past. If your original residence is in Los Angeles County, and you want to relocate in another county, contact that county's Assessors office for Prop 90 eligibility.

What other counties participate?

Currently Alameda, Los Angeles, Orange, San Diego, San Mateo, Santa Clara and Ventura counties.

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