

Portability Initiative Update



How do property tax assessments work now?

The amount any homeowner pays in property taxes is based on the assessed value of their home at the time of purchase. Generally, Proposition 13 limits property taxes to 1 percent of the assessed value at the time of purchase even if the value of the property subsequently increases.

What is property 13?

Prop. 13 is a California proposition that limits the property tax rate to 1 percent for all California property and annual tax increases to no more than 2 percent. This protects homeowners from losing their homes due to unforeseen property tax increases.

What is property 60?

Prop. 60 allows senior homeowners, 55 years of age and older, to transfer their property tax base – one time – to another home in the same county, as long as the purchase price of the replacement home is equal to, or less than, the sale of the original residence.

What is property 90?

Proposition 90 is an extension of the original Proposition 60 program. Proposition 90 allows senior homeowners to transfer their property tax base to a home in a different county so long as that county accepts such transfers. (At last count, only 11 counties are accepting transfers from other counties.)

Propositions 60 and 90 are relatively limited. That's where C.A.R.'s property tax base portability initiative comes in.

Compare propositions 60 and 90 next to the C.A.R. Property Tax Fairness Initiative.

	Prop 60	Prop 90	C.A.R. Property Tax Fairness Initiative
Transfer Tax Base	One time	One time	Unlimited
Counties Allowed	Same County	Different county (only if new county accepts transfer)	Anywhere in the state
Price	Replacement home equal to, or less than, the price of the property sold.	Replacement home equal to, or less than, the price of the property sold.	Any Price

How will the initiative work?

C.A.R.'s Portability Initiative would allow homeowners 55 years of age or older to transfer their Proposition 13 property tax base to a home of any price, located anywhere in the state, any number of times.

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