

Proposition 19 (2020)

The Home Protection for Seniors, Severely Disabled, Families, and Victims of Wildfire or Natural Disasters Act

To assist taxpayers, the California State Board of Equalization provided the following comparison charts of current law and the effects of Proposition 19, pending its enactment.

The charts are intended to provide general and summary information about Proposition 19. It is not intended to be a legal interpretation, official guidance or relied upon for any reason but instead be a presentation of summary information. If there is a conflict between the information below and the text of the proposition or its implementation, the text of the proposition or legal interpretation will prevail. The information is intended as general information only.

For questions regarding the information below, please call:

Parent-Child & Grandparent-Grandchild information, call (619) 531-5848

Base Value Transfer information, call (619) 531-5481

PARENT-CHILD & GRANDPARENT-GRANDCHILD EXCLUSION

	Current Law	Proposition 19
Principal Residence	<ul style="list-style-type: none"> • Principal residence of transferor • No value limit • Residence and homesite (excess land may be excluded as "other property") 	<ul style="list-style-type: none"> • Principal residence of transferor and transferee • Value limit of current taxable value plus \$1,000,000 (as annually adjusted) • Family homes and farms
Other Real Property	<ul style="list-style-type: none"> • Transferor lifetime limit of \$1,000,000 of factored base year value 	<ul style="list-style-type: none"> • Eliminates exclusion for other real property other than the principal residence
Grandparent-Grandchild Middle Generation Limit	<ul style="list-style-type: none"> • Parent(s) of grandchild, who qualifies as child(ren) of grandparent, must be deceased on date of transfer 	<ul style="list-style-type: none"> • No change: parent(s) of grandchild, who qualifies as child(ren) of grandparent, must be deceased on date of transfer
Filing Period	<ul style="list-style-type: none"> • File claim within 3 years or before transfer to third party 	<ul style="list-style-type: none"> • File for homeowners' exemption within 1 year of transfer
Implementing Statute	<ul style="list-style-type: none"> • Revenue & Taxation Code section 63.1 (implements Propositions 58/193) 	<ul style="list-style-type: none"> • To be determined
Important Dates	<ul style="list-style-type: none"> • Through February 15, 2021 	<ul style="list-style-type: none"> • Effective February 16, 2021

BASE YEAR VALUE TRANSFER – PERSONS AT LEAST AGE 55/DISABLED

	Current Law	Proposition 19
Type of Property	<ul style="list-style-type: none"> • Principal residence 	<ul style="list-style-type: none"> • Principal residence
Timing	<ul style="list-style-type: none"> • Purchase or newly construct residence within 2 years of sale 	<ul style="list-style-type: none"> • Purchase or newly construct residence within 2 years of sale
Location of Replacement Home	<ul style="list-style-type: none"> • Same county • County with intercounty ordinance (10 counties) 	<ul style="list-style-type: none"> • Anywhere in California
Value Limit	<ul style="list-style-type: none"> • Equal or lesser value <ul style="list-style-type: none"> ○ 100% if replacement purchased/new construction prior to sale ○ 105% if replacement purchased/new construction in first year after sale ○ 110% if replacement purchased/new construction in second year after sale 	<ul style="list-style-type: none"> • Any value • Amount above 100% is added to transferred value
How many transfers?	<ul style="list-style-type: none"> • One time • Exception: After using once for age, second time for subsequent disability 	<ul style="list-style-type: none"> • Three times
Implementing Statute	<ul style="list-style-type: none"> • Revenue & Taxation Code section 69.5 (implements Propositions 60/90/110) 	<ul style="list-style-type: none"> • To be determined
Important Dates	<ul style="list-style-type: none"> • Through March 31, 2021 	<ul style="list-style-type: none"> • Effective April 1, 2021

BASE YEAR VALUE TRANSFER – INTRACOUNTY DISASTER RELIEF

	Current Law	Proposition 19
Type of Property	<ul style="list-style-type: none"> • Any type of property 	<ul style="list-style-type: none"> • Principal residence
Timing	<ul style="list-style-type: none"> • Purchase or newly construct property within 5 years of disaster 	<ul style="list-style-type: none"> • Purchase or newly construct residence within 2 years of sale
Location of Replacement Property	<ul style="list-style-type: none"> • Within same county 	<ul style="list-style-type: none"> • Anywhere in California
Value Limit	<ul style="list-style-type: none"> • Any value • Amount above 120% is added to transferred value 	<ul style="list-style-type: none"> • Any value • Amount above 100% is added to transferred value
Type of Disaster	<ul style="list-style-type: none"> • Disaster for which the Governor proclaims a state of emergency 	<ul style="list-style-type: none"> • Wildfire, as defined, or natural disaster as declared by the Governor
Implementing Statute	<ul style="list-style-type: none"> • Revenue & Taxation Code section 69 (implements Proposition 50) 	<ul style="list-style-type: none"> • To be determined
Important Dates	<ul style="list-style-type: none"> • Through March 31, 2021 	<ul style="list-style-type: none"> • Effective April 1, 2021

BASE YEAR VALUE TRANSFER – INTERCOUNTY DISASTER RELIEF

	Current Law	Proposition 19
Type of Property	<ul style="list-style-type: none"> • Principal residence 	<ul style="list-style-type: none"> • Principal residence
Timing	<ul style="list-style-type: none"> • Purchase or newly construct principal residence within 3 years of disaster 	<ul style="list-style-type: none"> • Purchase or newly construct principal residence within 2 years of sale
Location of Replacement Home	<ul style="list-style-type: none"> • County with intercounty ordinance (13 counties) • Equal or lesser value 	<ul style="list-style-type: none"> • Anywhere in California
Value Limit	<ul style="list-style-type: none"> ○ 105% if purchased/new construction in first year after disaster ○ 110% if purchased/new construction in second year after disaster ○ 115% if purchased/new construction in third year after disaster 	<ul style="list-style-type: none"> • Any value • Amount above 100% is added to transferred value
Type of Disaster	<ul style="list-style-type: none"> • Disaster for which the Governor proclaims a state of emergency 	<ul style="list-style-type: none"> • Wildfire, as defined, or natural disaster as declared by the Governor
Implementing Statute	<ul style="list-style-type: none"> • Revenue & Taxation Code section 69.3 (implements Proposition 171) 	<ul style="list-style-type: none"> • To be determined
Important Dates	<ul style="list-style-type: none"> • Through March 31, 2021 	<ul style="list-style-type: none"> • Effective April 1, 2021