

State of California  
BOARD OF EQUALIZATION  
**PROPERTY TAX RULES**

Chapter 1. State Board of Equalization — Property Tax  
Subchapter 2. Assessment  
Article 2. Classification of Property

**Rule 121. LAND.**

*Reference:* Sections 110, 401, Revenue and Taxation Code.

Land consists of the possession of, claim to, ownership of, or right to possession of land; mines, quarries, and unextracted mineral products; unsevered vegetation of natural growth; standing timber, whether planted or of natural growth; and other perennial vegetation that is not an improvement (see section 122). Where there is a reshaping of land or an adding to land itself, that portion of the property relating to the reshaping or adding to the land is land. However, where a substantial amount of other materials, such as concrete, is added to an excavation, both the excavation and the added materials are improvements, except that whenever the addition of other materials is solely for the drainage of land to render it arable or for the drainage or reinforcement of land to render it amenable to being built upon, the land, together with the added materials, remains land. In the case of property owned by a county, municipal corporation, or a public district, however, fill that is added to taxable land is an improvement.

*History:* Adopted December 12, 1967, effective January 18, 1968.