

Legislative Report/March 2024

03/08/24

BOE Sponsored Legislation

SB XXXX (Rev & Tax Committee) – Pending Introduction

Amend Revenue and Taxation Code section 155.20 to extend the \$50,000 "low value" exemption ordinance limit that a county board of supervisors may apply to any taxable possessory interest.

Board Supported/Opposed Legislation

Pending

Legislation Affecting the State Board of Equalization - 2024

ASSEMBLY

AB 1868 (Friedman) Property Taxation: Assessments: Affordable Housing.

Assembly Rev & Tax – Scheduled Hearing 03/11/24.

This bill provides that for real property subject to a contract that satisfies specified provisions of RTC Section 402.1, there shall be a rebuttable presumption that the value of the real property at the time of purchase is no greater than the sum of the value of the first mortgage and any applicable down payment.

AB 1879 (Gipson) Electronic Signatures.

Referred to Asm. Judiciary hearing 03/12 and Rev & Tax.

Would add Section 168.1 to the RTC to authorize every county assessor to accept an electronic signature on any required taxpayer document pursuant to the bill's provisions and would require every county to adopt any necessary ordinances, resolutions, or other procedures to give effect to the bill's provisions. The bill would provide that, upon compliance with the bill's provisions, the electronic signature shall have the same legal effect as the manual, facsimile, or other signature of the taxpayer.

AB 2353 (Ward) Welfare Exemptions: Delinquencies.

Assembly Rev & Tax – Hearing Date Pending.

Provides that a taxpayer is not liable for interest or penalties imposed by the county tax collector, and would prohibit the county tax collector from taking or continuing any collection action, with respect to any delinquent installments of property taxes levied upon a property for which the taxpayer has submitted to the county assessor an application for an exemption pursuant to the welfare exemption.

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AB 2506 (Lowenthal) Property Taxation: Local Exemption: Possessory Interest.

Assembly Rev & Tax & Assembly Housing & C.D. – Hearing Dates Pending.

Authorizes a county board of supervisors to exempt from property taxation any possessory interest held by a tenant of publicly owned housing, as defined, with a value so low that the total taxes and applicable subventions on the property would amount to less than the cost of assessing and collecting them, except as provided.

AB 2897 (Connolly) Property Tax: Welfare Exemption: Community Land.

Pending Committee Referral

Would eliminate specified requirements of a lease agreement between a lower income household and a community land trust in order for the unit to continue to be treated as occupied by a lower income household, and would amend the definition of community land trust to extend these requirements to a wholly owned subsidiary of the trust that is solely directed and managed by the trust.

SENATE

SB 1164 (Newman) Property Tax: Accessory Dwelling Units.

Senate Rev & Tax – Hearing date pending.

Property taxation: new construction exclusion: accessory dwelling units. Excludes from classification as "newly constructed" and "new construction" the construction of an accessory dwelling unit until 15 years have passed since construction on the accessory dwelling unit was completed or there is a subsequent change in ownership. Requires the State Board of Equalization to prescribe the manner and form for claiming the exclusion.

BOE/Administrative Impact

AB 2238 (Low) FTB Membership.

Assembly Rev & Tax – Hearing scheduled 4/1/24.

Would remove the Chairperson of the State Board of Equalization from the membership of the Franchise Tax Board, and would instead make the Treasurer a member of the Franchise Tax Board.

SB 1436 (Allen) Tax Oversight Board.

Referred to Senate Rev & Tax and G.O. – Hearing dates pending.

Establishes in the Government Operations Agency the State Department of Tax and Fee Board and the Office of Tax Appeal Board to oversee the policy direction of the State Department of Tax and Fee Administration and the Office of Tax Appeals. Requires the boards to consist of the Controller, Director of Finance, and Chairperson of the State Board of Equalization.

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Two-Year Bills - 2023

Pending

SB 588 (Allen) Property Taxation: Welfare Exemption.

Status: Assembly R&T: Not heard.

Provides that existing law partially exempts from property taxation property that is used exclusively for rental housing and related facilities and that is owned and operated by specified entities if any of specified criteria are met, including that 90% or more of the occupants are lower income households. Provides that the claimant is liable for property tax for the years for which the property received the bill's tax benefit if single or multifamily residential units were not constructed or rehabilitated.

SB 871 (Archuleta) Property Taxation: Exemptions.

Status: Held at Assembly Desk/Two-Year Bill

Legislative companion measure to SCA 6. Provides that if Senate Constitutional Amendment 6 is approved by the voters at the statewide general election scheduled for specified date notwithstanding that prohibition, the homeowners' exemption also applies to property on which an owner receives the veterans' exemption or the disabled veterans' exemption.

SCA 6 (Archuleta) Property Taxation: Exemptions.

Status: Adopted by Senate. Held at Assembly Desk.

Allows a dwelling that receives the veterans' exemption or the disabled veteran's exemption to also receive the homeowners' exemption. Authorizes the Legislature to exempt property eligible for the veterans' exemption up to a specified amount. Provides that if the Legislature increases the homeowners' exemption, the Legislature shall provide the same increase in the veterans' exemption. Removes certain prohibitions based on the amount of property that a veteran or their parent or spouse owns.