



SALLY J. LIEBER

CHAIR
CALIFORNIA STATE BOARD OF EQUALIZATION

MEMORANDUM

Date: May 13, 2026

To: Ted Gaines, Vice-Chair, Board Member, First District
Antonio Vazquez, Board Member, Third District
Mike Schaefer, Board Member, Fourth District
Malia M. Cohen, State Controller

From: Sally J. Lieber, Chair, Board Member, Second District

Re: Request for Board Support of Senate Bill 288 (Seyarto) Property taxat on: change in ownership: family homes and farms.

I am writing to respectfully request that the Board of Equalization take a position in support of Senate Bill 288 (Seyarto) to specify that the one-year period to claim an intergenerational transfer change in ownership exclusion is deemed to commence on the effective date of a probate court's determination of the final ownership of property.

Germaneness. This request is germane to the Board of Equalization's responsibilities because the provisions of SB 288 provide that the Board of Equalization shall prescribe, after consultation with the California Assessors' Association, a form for claiming eligibility consistent with Proposition 19 (2020).

Policy Issue Addressed. As stated by the Senate Floor Analysis of SB 288, "A probate process generally takes 9 to 18 months from beginning to end and can sometimes take even longer. While beneficiaries can occupy a property under certain circumstances, they cannot take ownership until the probate court issues its order. As a result, many

beneficiaries cannot claim the homeowners' exemption within one year, so therefore cannot claim a Proposition 19 intergenerational change in ownership exclusion. SB 288 would commence the one-year period on the date the court determines final ownership of the property, notwithstanding any other law, thereby allowing those inheriting property from parents or grandparents in probate to claim an exclusion."

Fiscal Impact. Senate Floor Analysis of SB 288 states, states, "The Board of Equalization (BOE) estimates that this bill would result in annual property tax revenue losses of \$24 million. Reductions in local spending by up to roughly 50 percent (the exact amount depends on the specific amount of the annual Proposition 98 guarantee, which in turn depends upon a variety of economic, demographic and budgetary factors). BOE would incur General Fund costs of \$143,000 in 2026-27, \$105,000 in 2027-28, \$87,000 in 2028-29, and \$72,000 annually thereafter, to implement the provisions of the bill.

State and Local Administrative Impacts. If SB 288 is enacted, the Board of Equalization would modify its form related to Proposition 19 exclusions from changes in ownership and local county assessors would also use a modified Proposition 19 exclusion form. As stated in the Board of Equalization's Bill Analysis of SB 288, "If the Assessor does not reassess upon death and the intergenerational transfer is not granted, the Assessor will have to perform a retroactive appraisal and will likely face statute of limitation issues for escape assessments. This will likely create additional work for Assessors and a financial burden for the transferee." As stated in the Legislative Counsel's Digest of AB SB 288, "Existing law requires the state to reimburse local agencies annually for certain property tax revenues lost as a result of any exemption or classification of property for purposes of ad valorem property taxation. This bill would provide that, notwithstanding those provisions, no appropriation is made and the state shall not reimburse local agencies for property tax revenues lost by them pursuant to the bill."

Link to Bill Text. The following is a link to the text of SB 288:

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB288

Link to Bill Analyses:

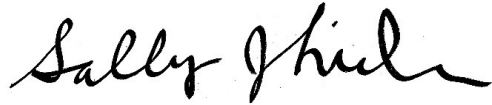
https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260SB288

Often, lengthy probate processes extend beyond the one-year deadline for children or qualifying grandchildren occupying inherited family homes and farms to claim the homeowner's exclusion from reassessment. SB 288 would cure this dilemma by commencing the one-year period on the date the court determines final ownership of the property.

SB 288 enjoys the support of the California Assessors' Association.

I respectfully request the Board support SB 288.

Sincerely,

A handwritten signature in black ink that reads "Sally J. Lieber". The signature is written in a cursive, flowing style.

Sally J. Lieber, Chair

cc:

Matt Cox, Chief Deputy, Office of Vice-Chair Ted Gaines
Douglas Winslow, Chief Deputy, Office of Chair Sally J. Lieber
Juan Carlos Flores, Chief Deputy, Office of Member Antonio Vazquez
Cody Petterson, Chief Deputy, Office of Member Mike Schaefer
Hasib Emran, Deputy State Controller
Yvette M. Stowers, Executive Director