



STATE BOARD OF EQUALIZATION
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February 23, 2026

No. 2026/013

TO COUNTY ASSESSORS:

2025 PROPERTY TAX LEGISLATION

This is a summary of 2025 legislation affecting property taxes. All bills will become effective January 1, 2026, unless otherwise specified.

AB 245 (Gipson), Chapter 530, effective October 10, 2025

Amends section 70.5 and adds section 171.5 of the Revenue and Taxation Code (RTC).

Property Taxation: Application of Base Year Value: Disaster Relief. Provides for the extension of the 5-year time period to reconstruct property by 3 years, if the property was substantially damaged or destroyed by the 2025 Palisades, Eaton, Hurst, Lidia, Sunset, or Woodley fires, on or after January 7, 2025, but on or before February 1, 2025. These provisions are applicable to the determination of base year values for the 2025–26 fiscal year and fiscal years thereafter. For property impacted by the 2025 Palisades, Eaton, Hurst, Lidia, Sunset, or Woodley fires, the fair market value of qualified real property, as defined, on January 1, 2025, shall be its full cash value as of the date the property was damaged or destroyed if the market value loss is \$10,000 or more, taking into account reductions in value due to damage, destruction, depreciation, obsolescence, removal of property, or other factors causing a decline in value. Provides double-jointing language to incorporate additional changes to RTC section 70.5 proposed by SB 663 (Ch. 549 - 2025).

AB 343 (Pacheco), Chapter 142

Amends section 7920.500 of the Government Code.

California Public Records Act: Elected or Appointed Officials. The California Public Records Act exempts from disclosure specified information relating to elected or appointed officials, and makes specified disclosures of information relating to elected or appointed officials a crime. Amends the definition of the term "elected or appointed official" to include a retired judge or court commissioner, an active or retired judge of the State Bar Court, a retired federal judge or federal defender, a retired judge of a federally recognized Indian tribe, and an appointee of a court to serve as children's counsel in a family or dependency proceeding.

AB 786 (Solache), Chapter 710

Among others, amends sections 201.5 and 6010.10 of the Revenue and Taxation Code.

California Pollution Control Financing Authority: Name Change. Renames the California Pollution Control Financing Authority to Capital Programs and Climate Financing Authority. Provides double-jointing language to incorporate additional changes to Public Resources Code section 45652.5 proposed by AB 70 (Ch. 678 - 2025).

AB 985 (Schiavo), Chapter 174, effective October 1, 2025

Amends sections 4217, 4837.5, and 4985.2 and adds section 170.1 of the Revenue and Taxation Code.

Chiquita Canyon Landfill: Property Tax Reassessment and Penalties. Requires retroactive property tax reassessments, as of January 1, 2022, for property located within a 5-mile radius of the center of the Chiquita Canyon Landfill due to the Elevated Temperature Landfill Event (ETLE). Following reassessment, the Assessor is required to send a notice to the taxpayer stating the value change and that a claim for refund may be filed with the Auditor-Controller if the changed assessment results in a refund. For property located in a certain area within a 5-mile radius of the center of the Chiquita Canyon Landfill in the County of Los Angeles, provides for the suspension of taxes due, until April 10, 2030, on a property making payments pursuant to an installment plan, as described; and prohibits their collection and consideration as delinquent provided that on or before April 1, 2025, all payments required by the installment plan were made. Allows cancellation of penalties for a documented hardship, as determined by the Tax Collector, to include an event arising from the Chiquita Canyon ETLE, if paid no later than June 30 of the fourth fiscal year after delinquency.

AB 1516 (Committee on Revenue and Taxation), Chapter 72

Amends sections 73, 75.21, 271, and 271.5 of the Revenue and Taxation Code.

Real Property Taxation. Beginning January 1, 2027, provides a 3-year deadline, from the date of purchase, for the filing of a solar exclusion claim by an initial purchaser. Provides prospective relief beginning on the lien date for the assessment year in which the claim is filed for claims submitted after the 3-year deadline. In relation to the timely filing of a claim for welfare exemption, it expands the exemption allowance for late filing to include public schools.

SB 293 (Pérez), Chapter 539

Amends sections 63.1 and 63.2 of the Revenue and Taxation Code.

Real Property Tax: Transfer of Base Year Value: Generational Transfers: Wildfires. In relation to the parent to child exclusion (P58) and intergenerational exclusion (P19), for claims filed before January 1, 2031, this bill expands the time to timely file a claim to 3 years after the date of mailing a notice of supplemental or escape assessment if the following requirements are met: (1) the Assessor reassesses the property pursuant to RTC section 170, as a result of that property being damaged or destroyed by the 2025 Palisades Fire, Eaton Fire, Hurst Fire, Lidia Fire, Sunset Fire, or Woodley Fire, for which the Governor proclaimed a state of emergency, (2) the Assessor issued a supplemental or escape assessment on or after the date of the misfortune or calamity due to a previously unrecorded change in ownership (3) the transferee acquires ownership through probate on or after the date of the misfortune or calamity, (4) and in the case of the intergenerational exclusion, when all three above requirements apply, a claim for the homeowners'

or disabled veterans' exemption shall be treated as timely if it is filed within a year of the date of mailing of a notice of supplemental or escape assessment issued as a result of the transfer of the real property for which the claim is filed.

SB 470 (Laird), Chapter 222

Amends sections 11123.2 and 11123.5 of the Government Code.

Bagley-Keene Open Meeting Act: Teleconferencing. Extends the sunset date to January 1, 2030, for authorization to use an alternative set of provisions under which a state body may hold a meeting by teleconference and the authorization for a multimember state advisory body to hold an open meeting by teleconference. Operative January 1, 2030, provides that a multi-member state advisory body may hold an open or closed meeting by teleconference, as described, and requires the multi-member state advisory body to designate the primary physical meeting location in the notice of the meeting where members of the public may physically attend the meeting and participate.

SB 663 (Allen), Chapter 549, effective October 10, 2025

Amends sections 70.5, 170, and 205.5 and adds section 287 of the Revenue and Taxation Code.

Winter Fires of 2025: Real Property Tax: Exemptions and Reassessment. For the 2025 Palisades Fire, Eaton Fire, Hurst Fire, Lidia Fire, Sunset Fire, or Woodley Fire, or the 2024 Mountain Fire or Franklin Fire, that occurred on or after November 1, 2024, but before February 1, 2025. (1) Amends section 70.5 to extend the 5-year time period by 3 years, to reconstruct a replacement improvement; these provisions are applicable to the determination of base year values for the 2025-26 fiscal year and fiscal years thereafter. (2) Amends section 170 to give the Assessor discretion to determine the appropriate date of damage for the purposes of reassessment. For the 2025 Palisades Fire, Eaton Fire, Hurst Fire, Lidia Fire, Sunset Fire, or Woodley Fire, or the 2024 Mountain Fire or Franklin Fire extends the time to file for calamity relief to 24 months, or to the time specified in county ordinance. (3) For the purposes of the disabled veterans' exemption, deems property to be the principal place of residence of a veteran if a dwelling on the property was completely destroyed in a disaster for which the Governor proclaimed a state of emergency, if specified conditions are met. (4) For lien dates on or before January 1, 2033, adds RTC section 287 to allow a use based exemption, if the property received an exemption for the 2025 calendar year, on a fire damaged property that is no longer being utilized for the exempt purpose due to wildfire damage, the property shall be deemed to be used exclusively for the exempt purposes if the following condition are met: the property has not changed ownership since the disaster date, intention to reconstruct and resume exempt activity, submits, with annual filings, documentation demonstrating intent to reconstruct, and demonstrates they are beginning the process of reconstruction for preexisting exempt purpose, by December 31, 2033.

SB 710 (Blakespear), Chapter 328

Amends section 73 of the Revenue and Taxation Code.

Property Taxation: Active Solar Energy Systems. Makes a technical change to the solar exclusion, which will become inoperative, rather than repealed, on January 1, 2027. Beginning January 1, 2027, provides a 3-year deadline, from date of purchase, for the filing of a solar exclusion claim by an initial purchaser. Provides prospective relief beginning on the lien date for the assessment year in which the claim is filed, for claims submitted after the 3-year deadline. Requires the State Board of Equalization (BOE), in consultation with the California Assessors'

Association, to prescribe the manner, documentation, and form for claiming the exclusion. Provides double-jointing language to incorporate additional changes to RTC section 73 proposed by AB 1516.

SB 782 (Pérez), Chapter 552, effective October 10, 2025

Adds section 62313 to the Government Code

Enhanced Infrastructure Financing District: Climate Resilience Districts. Authorizes the creation of climate resilience districts to finance disaster recovery efforts if a city or county adopts a resolution providing for the division of taxes of any participating entity without following specified procedures for the preparation and adoption of an infrastructure financing plan, if certain conditions are met. Requires the city or county entity proposing formation of the district to hold a public meeting and meet notice requirements to consider the resolution of intention to establish the district. Requires the governing board of the district to hold a public meeting and meet notice requirements to consider the adoption of the infrastructure financing plan. Requires the resolution to include specified information, including that the incremental property tax revenue from the city or county and all affected taxing entities within the district may be used to finance the district's activities. Requires the infrastructure financing plan to be made available for public inspection at least 30 days before the governing board of the district's meeting, and would require the designated official of the district to consult with each affected taxing entity prior to development of the infrastructure financing plan. Requires public members appointed to the governing board of a district established pursuant to these provisions, as specified, to be residents of, own property in, or represent a business within the boundaries of the district and to serve terms of not fewer than 4 years, subject to specified term limits. Limits the use of the district's revenue to repairing or replacing buildings, low- and moderate-income housing, facilities, structures, or other improvements within the district that have been damaged or destroyed by a disaster, as defined, mitigating the risk of a future disaster, or supporting economic recovery from a disaster, as specified. Defines disaster for these purposes to mean a disaster for which the Governor has declared a state of emergency, as specified. The statement of the creation of the district, required by Government Code section 54900, and the map or plat shall be filed with each Assessor whose roll is used for the levy and with the State Board of Equalization, no later than January 31 of the year in which the assessments or taxes are to be levied.

These bills and their analyses may be viewed from the California State Legislature's website at <http://leginfo.legislature.ca.gov/#>. The BOE's legislative bill analyses may be viewed from our website at [All Property Tax Legislative Analyses 2025-2026 Session](#).

If you have any questions regarding the application of these measures, please contact the County-Assessed Properties Division at 1-916-274-3350.

Sincerely,

/s/ David Yeung

David Yeung
Deputy Director
Property Tax Department

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