

# Assessor-Recorder-County Clerk

San Bernardino County, CA



## Tax Savings & Relief Programs

State law mandates that all property is subject to taxation unless otherwise exempted. As a property owner, you may qualify for certain exemptions. This guide is filled with information regarding the tax savings and relief programs available to San Bernardino County property owners.

### Keep Reading to Learn About:

- Homeowner's Exemption
- Veteran's Exemption
- Disabled Veteran's Exemption
- Institutional Exemption
- Base Year Transfer Exclusion
- Parent to Child/ Grandparent to Grandchild Exclusion
- Builders Exclusion
- Disaster Relief
- Decline in Value



## ***Homeowner's Exemption***

In order to qualify for a Homeowner's Exemption:

- You must own a home
- The home must be your principal place of residence as of 12:01 a.m. on January 1

The exemption reduces the assessed value by \$7,000, therefore reducing your property tax bill. This translates to a savings of approximately \$70 per year.

The application for Homeowner's Exemption need only be filed once, in most cases, provided the owner continues to occupy the property as the principal place of residence on which the exemption is filed.

Applications must be filed by 5:00 p.m. on February 15 following the change of ownership. If not filed timely, only 80% of the full exemption will be available if filed between February 16 and December 10.

The property owner is responsible for filing for the exemption, terminating the exemption when no longer eligible, and notifying the Assessor's Office when any changes occur.



## ***Veteran's Exemption***

In order to qualify for a Veteran's Exemption:

- You must own a home
- A single veteran may not have assets valued over \$5,000
- A married veteran (or a veteran's unmarried widow) may not have assets valued over \$10,000

A property owner that meets the requirements above may be eligible for an exemption of up to \$4,000 off of the assessed value of the property.

Applications must be filed between January 1 and February 15 at 5:00 p.m., or within 30 days of a Notice of Supplemental Assessment to receive the full exemption. If not filed timely, only 80% of the exemption will be available if filed between February 16 and December 10.

Veteran's Exemptions must be filed annually. Property owners may not have both a Homeowner's and a Veteran's Exemption on the same property.



## ***Disabled Veteran's Exemption***

In order to qualify for a Disabled Veteran's Exemption:

- You must own and occupy a home as your principal place of residence
- You must be rated 100% disabled by the Veterans Administration due to a service connected disability
- Or if you are the unmarried surviving spouse of a veteran who died of service-connected causes

If you meet the requirements above, you may be eligible for an exemption up to \$150,000 of the assessed value of your home depending on your household income.

You may qualify for a Basic or Low Income Disabled Veteran Exemption:

- The Basic Exemption increases to the Low Income Exemption if your household income for last year did not exceed the annual income limit stated by the State Board of Equalization.
- The Basic Exemption need only be filed once, provided the owner continues to occupy the property as the principal place of residence on which the exemption is filed.
- Annual Filing is required for any year in which a Low Income Exemption is claimed.

The property owner is responsible for filing for the exemption, terminating the exemption when no longer eligible, and notifying the Assessor's Office when any changes occur.



## ***Institutional Exemption***

Real and personal property used exclusively by a church, non-profit college, cemetery, museum, school or library may qualify for an exemption.

Properties owned and used exclusively by nonprofit religious, charitable, scientific, or hospital corporations may qualify for a Welfare Exemption.

Applications for exemptions are due by February 15.

## ***Base Year Transfer Exclusion (Propositions 60/90/110)***

Property owners age 55 years or older (in the case of married couples, only one spouse must be 55 years or older) may transfer their property's taxable value when they sell their principal residence. In other words, the property owner can buy a residence and transfer their current assessed value to the new home if the new residence is of equal or lesser market value. This prevents a tax increase due to reappraisal of the new home.

Background on Proposition 90: Effective January 1, 2014 the San Bernardino County Board of Supervisors adopted an ordinance which now enables you to transfer the taxable value from your original property (Proposition 90) located outside of San Bernardino County to your new property when certain conditions are met.

If you are moving out of San Bernardino County, we recommend you contact the county you wish to move to regarding Proposition 90 eligibility within that county.



## ***Parent to Child Exclusion (Proposition 58)***

The transfer of the principal place of residence and /or the first \$1,000,000 of other real property between parents and their children may be excluded from reassessment if a proper application is filed.

- Real estate that is transferred from parent(s) to child(ren), or from child(ren) to parent(s) may be excluded from reassessment.
- This exclusion applies to the transferor's first \$1 million dollars of real property (taxable value) excluding the principal residence.
- Transfers between legal entities (i.e., corporations, partnerships) that are owned by parents or children do not qualify.
- This exclusion is not automatic. A claim form must be timely filed in order to be eligible for exclusion from reassessment.
  - A claim form is timely filed if it is filed within three years after the date of purchase or transfer, or prior to the transfer of the real property to a third party, whichever is earlier.
  - A claim is still considered timely, if filed within six months after the date of mailing of a notice of supplemental or escape assessment pertaining to the parent/child transfer.
  - If a claim is not timely filed, the exclusion may be granted beginning with the calendar year in which you file your claim. However, no retroactive benefits will apply.
- Proof of eligibility including a copy of the transfer document, trust or will may be required.



# ***Grandparent to Grandchild Exclusion***

## ***(Proposition 193)***

The transfer of real property may also be excluded from reassessment for grandparent to grandchild provided under certain conditions and if a proper application is filed.

- Real estate that is transferred from grandparent(s) to their grandchild(ren) may be excluded from reassessment. This exclusion does not apply to transfers from grandchild(ren) to grandparent(s).
- Parents of the grandchild must be deceased as of the date of transfer.
- Transfers directly between legal entities (i.e., corporations, partnerships) that are owned by grandparents do not qualify.
- All other requirements are similar to the Parent/Child Exclusion requirements.



## ***Builders Exclusion***

Completed new construction may be excluded from supplemental assessment under certain circumstances.

The property must be held for sale and the builder must file the necessary claim form with the Assessor prior to or within 30 days from the start of construction. This exclusion has no impact on the regular assessment roll.

Filing the application:

- If the application is filed and the exclusion is approved, the new construction is appraised as of the date completed and enrolled for the following lien date. The builder will not get a supplemental assessment unless the property is occupied or used, with their consent, for purposes that are not incidental to the sale of the property. If the builder allows occupancy or use for purposes other than marketing the property, the supplemental assessment would be based on the date occupied or used rather than the date it was actually completed.
- If the application is not filed or the exclusion is not approved, a supplemental assessment is made to the builder upon the completion of construction.

## ***Disaster Relief***

If a major calamity such as a fire or flood damages your property, you may be eligible for property tax relief. In such cases, notify the Assessor's Office so that the value of the destroyed property can be removed from your assessment.

If you rebuild an equivalent structure, the property will retain its previous value for tax purposes. To qualify for tax relief, you must file a damage claim within 12 months from the date the property was damaged. In addition, the loss must total \$10,000 or more.

## ***Decline in Value (Proposition 8)***

This proposition allows the Assessor to temporarily lower assessments when the market value on January 1<sup>st</sup> is lower than the factored base year value for that year. If you feel your property has suffered a decline in value; that is, the current market (saleable) value of your property has fallen below the current assessed value as shown on the assessment roll, you may request a "Prop 8" decline in value "free" reassessment by the County Assessor.



# Tax and Exemption Deadlines

**January 1:** Lien Date- Taxes Attach Lien on Property

**February 1:** Second Installment Due-Secured Property Tax Bill

**February 1:-**Last Day to File Exemptions in a Timely Manner

**April 1:** Business Property and Vessel Property Statement Due

**April 10:** Last Day to Pay Second Installment of Secured Property Tax Bill

**May 9:** Last Day to File Business Property and Vessel Property Statement Before 10% Penalty is Added

**July 2:** First Day to File Assessment Appeal (on annual assessment roll valuations)

**July 31:** Business Personal Property, Boats, and Aircraft Taxes Due

**August 31:** Last Day to Pay Business Personal Property, Boats and Aircraft Tax Bill Before Penalties Are Added

**November 1:** First Installment Due-Secured Property Tax Bill

**November 30:** Last day to file an appeal

**December 10-:** Last Day to Pay First Installment of Secured Property Tax Bill Before Penalties Are Added; Last Day to File a Claim for Partial (80%) on All Exemptions; Last Day to Terminate Homeowner's Exemption without Penalty

**December 31:** Last Day to File a Decline in Value Application

For office locations and phone numbers of the main office  
and district offices, please visit:

<http://www.sbcounty.gov/ARC/About/Locations.aspx>

