



PROPERTY TAX SAVINGS FAMILY TRANSFERS/INHERITANCE

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DO YOU KNOW PROPERTY OWNERS IN CALIFORNIA MAY AVOID REASSESSMENT TO MARKET VALUE IF THE PROPERTY TRANSFERS FROM THEIR PARENTS, CHILDREN OR GRANDPARENTS?

Parent-Child Transfer*

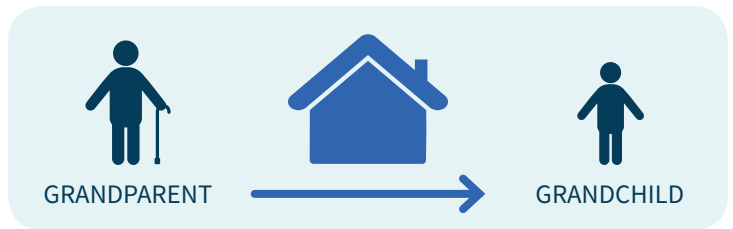
Proposition 58



Parent to Child or Child to Parent Transfer passed by California voters in 1986 allows property to be transferred between parents and children (both-ways) without reassessment if certain conditions are met.

Grandparent to Grandchild Transfer*

Proposition 193



Grandparent to Grandchild Transfers passed by California voters in 1996 allows property to be transferred from grandparents to grandchildren without reassessment if certain conditions are met.

Eligibility Checklist

CHILD

- Biological child
- Stepchild
- Child adopted before the age of 18
- Son-in-law or daughter-in-law
- Spouse of eligible child until divorce, or remarriage of the surviving spouse if the marriage was terminated by death

TRANSFER

A sale, gift, inheritance, or transfer via trust

PROPERTY

- No value limit if it is the principal residence of the person(s) transferring ownership
- First \$1 million in assessed value of real property other than the principal residence (see FAQ #3)

Eligibility Checklist

GRANDCHILD

- The parents of the grandchild are deceased before the date of transfer

OR

- The grandparent's child is deceased, and the surviving in-law parent has remarried before the date of transfer

TRANSFER

A sale, gift, inheritance, or transfer via trust

PROPERTY

- No value limit if it is the principal residence of the person(s) transferring ownership
- First \$1 million in assessed value of real property other than the principal residence (see FAQ #3)

Frequently Asked Questions (FAQ)

1. HOW DO I APPLY FOR A FAMILY TRANSFER EXCLUSION FROM REASSESSMENT?

Download, complete, and return form [OWN-88](#) (Parent-Child) or form [OWN-143](#) (Grandparent to Grandchild) to our office by emailing oservices@assessor.lacounty.gov. The forms can be found on our website assessor.lacounty.gov. If you have any questions, please call (213) 893-1239.

2. IF MY SON PASSED AWAY AND MY DAUGHTER-IN-LAW HAS NOT REMARRIED, ARE MY GRANDCHILDREN ELIGIBLE FOR A GRANDPARENT TO GRANDCHILD EXCLUSION FROM REASSESSMENT?

Your daughter-in-law is still considered your “eligible child” thus disqualifying your grandchildren from receiving the benefit.

However, if your daughter-in-law remarries, she would no longer be considered as your “eligible child”. In that case, your grandchildren would become eligible for a Grandparent to Grandchild exclusion.

3. I’M GIVING SEVERAL PROPERTIES TO MY CHILDREN. CAN I DECIDE WHICH ONE GETS THE EXCLUSION?

Remember, a qualifying transfer of one’s principal residence can be excluded with no value cap. However, other properties may receive the exclusion as long as the cumulative assessed value of those properties do not exceed \$1 million for each transferor (i.e. a pair of parents or transferors can each transfer \$1 million of non-principal residence property for a combined exclusion of \$2 million). The exclusion will be granted based on a first in basis.

4. I RAN INTO DELAYS RECORDING A DEED TRANSFERRING OWNERSHIP OF MY HOME TO MY CHILD, CAN THE ASSESSOR USE A DIFFERENT EFFECTIVE DATE OF THE TRANSFER?

Yes. For operating efficiency, the Assessor typically uses the date of recordation to determine the effective date of the transfer, however, we may also use the execution date of the deed or the date the terms of the transfer agreement between the parties became enforceable.

When to file your claim?

To qualify for relief retroactive to the date of transfer, a claim must be filed with the Assessor:

Within three years of the transfer date

OR

Before transferring to a third party,
whichever is earlier.

Applications that are not timely filed will only be effective beginning with the assessment year in which the claim was filed.

EXCEPTION: *If a notice of supplemental assessment or escape assessment is mailed after the two deadlines, a taxpayer can still qualify for the relief retroactively if the claim is filed within six months of the date of the notice.*

*The information included in this document may change upon the implementation of the [Prop. 19](#) provisions approved by California voters. Disclaimer: Information on this document should not be construed as legal advice, but is designed merely to inform the public on tax relief opportunities processed by the Office of the Los Angeles County Assessor. If you have any questions regarding your particular property tax position, it is recommended that you consult with an attorney or a property tax professional.