



PROPERTY TAX SAVINGS TAX BASE TRANSFER FOR SENIORS

JEFF PRANG, ASSESSOR

DO YOU KNOW SENIOR HOMEOWNERS MAY TRANSFER THEIR EXISTING PROPERTY'S ASSESSED VALUE TO A NEW RESIDENCE?

Transfer of Base Value for Persons Age 55 and Over* Proposition 60/90

Summary

A constitutional amendment passed by California voters in 1986 that allows owners who are 55 years old or older to transfer the assessed value of their existing home (original property) to their new home (replacement property). In 1988, a further amendment was approved to allow for transfers of assessed value between properties located in different counties.

PLEASE KEEP IN MIND...

- **This tax base transfer for seniors is a one-time only benefit.** If you have already received this benefit, you and your spouse would not qualify again, even upon divorce or death of a spouse.
Exception: If you become disabled after receiving a tax base transfer for seniors, you may still qualify for a tax base transfer due to disability.
- Individuals who are Registered Domestic Partners are allowed to file for a tax base transfer for seniors separately.
- The County of Los Angeles also accepts tax base transfers for seniors of other counties: Alameda, Orange, Riverside, San Bernardino, San Diego, San Mateo, Santa Clara, Tuolumne, and Ventura.

Eligibility Checklist

- You, or a spouse residing with you, must be 55 years old or above when the original property is sold.
- Your original property and later, the replacement property must be your principal residence.
- The replacement property must be of "equal or lesser current market value" than the original property.
- The replacement property must be purchased or built within two years of the sale of the original property.
- You must file your claim within three years following the purchase date or the construction completion date of the replacement property. If you file after the 3-year period, relief cannot be applied retroactively.



Frequently Asked Questions (FAQ)

1. HOW DO I APPLY FOR A TAX BASE TRANSFER FOR SENIORS?

Download, complete, and return form [OWN-89](#) to our office by emailing oservices@assessor.lacounty.gov. The form can be found on our website [assessor.lacounty.gov](#). If you have any questions, please call (213) 974-3441.

2. IF I MAKE AN ADDITION OR OTHER IMPROVEMENT TO MY REPLACEMENT HOME WITHIN TWO YEARS OF SELLING MY ORIGINAL HOME, CAN I GET ADDITIONAL TAX RELIEF FOR THE NEW CONSTRUCTION?

Yes, as long as the market value of the property, including the addition or other improvements, does not exceed the market value of the original property at the time of the sale.

3. WHAT DOES “EQUAL OR LESSER VALUE” OF A REPLACEMENT PROPERTY MEAN?

The “equal or lesser value” test is based on the market value of the original and replacement properties, adjusted according to the timing of the purchase of the replacement property. Details on the timing adjustment can be found in the general information portion of the [OWN-89](#) form.

4. CAN I GIVE MY ORIGINAL HOME TO MY SON OR DAUGHTER AND STILL TRANSFER MY TAX BASE WHEN I PURCHASE A REPLACEMENT PROPERTY?

No. An original property must be sold and subject to reappraisal at full market value.

5. HOW DOES THE “EQUAL OR LESSER VALUE” TEST APPLY IF MY ORIGINAL PROPERTY IS A MULTI-UNIT DWELLING?

The “equal or lesser value” test applies to the original single unit that the homeowner calls their principal residence. The market value of the replacement property has to be of “equal or lesser value” to the market value of the original single unit.

When to file your claim?

A claim must be filed within three years...

of purchasing the
replacement property

OR

completing new construction of
the replacement property

If a claim is filed after the three-year period, relief will be granted beginning with the calendar year in which the claim was filed.

**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.*