KARL WEILAND
EL DORADO COUNTY ASSESSOR

PROP 90 BASICS

This is basic primer on Base Year Value Transfers under Prop 60, 90 & 110.

1) Prop 60, along with Prop 90 and 110, **provides homeowners the ability to buy a replacement home and not lose their older, lower base year.**
    a. Prop 60 allows anyone who meets the requirements to transfer the base year value from an original residence to a replacement residence ***within*** the county.
    b. Prop 90 allows anyone who meets the requirements to transfer the base year value from an original residence in any other county to a replacement residence ***in another*** county, providing the "gaining" county passed an ordinance authorizing the transfer, which El Dorado County just passed.
    c. Prop 110 allows ***disabled*** persons to transfer a base year value.
2) On December 10th, 2009, the Board of Supervisors approved the introduction and 1st reading of the Proposed Prop 90 ordinance. The second reading and adoption occurred on December 15th. The proposed ordinance became effective on February 15th 2010 for five years. **In January, 2015, the Board extended the ordinance until September 30th 2016.**
3) The requirements can be generalized as follows:
    a. One of the property owners **must be 55**(Prop 60/90) or permanently disabled(Prop 110)
    b. The original residence must have **qualified for either a Homeowner's or a Disabled Vets exemption**.
    c. The sale of the original principal residence and the acquisition of the replacement principal; residence **must both occur within a two year period**.
    d. The market value of the replacement principal residence must be **equal to or less than:**
        i. **100 percent** of the full cash value of the original property as of the date of sale, if the replacement dwelling is purchased or newly constructed *prior to* the date of sale of the original property.
        ii. **105 percent** of the full cash value of the original property as of the date of sale, if the replacement dwelling is purchased or newly constructed *within the first year* following the date of the sale of the original property, or
        iii. **110 percent** of the full cash value of the original property as of the date of sale, if the replacement dwelling is purchased or newly constructed *within the second year* following the date of the sale of the original property.
4) The application is filed with the Assessor. For Prop 90 or 110 transfers from another county, **a $500 fee must be paid to the Assessor at the time the application is filed.** It is our position that we will not accept an application fee unless we are highly confident that the base year value will qualify for transfer. Prop 60 and 110 applications for transfers within El Dorado County do not require payment of a fee to the Assessor.
5) It is allowable for new construction to be added to a property and qualify for exclusion under Prop 90. The construction must meet these conditions:
    a. Be completed within 2 years of the sale of the original property.
    b. The full cash value of the new construction on date of completion plus the

full cash value of the replacement dwelling on the date of acquisition must be equal to or less than the full cash value of the original property.

c. The Assessor must be notified in writing within 6 months of the completion of the new construction.

6) Visit the Assessor's web site for more detailed information. http://www.co.el-dorado.ca.us/assessor/prop90info.htm
7) Contact Karl Weiland, Assessor at 530.621.5757 or karl.weiland@edcgov.us if you have questions or need assistance.