



Property Tax Relief for Southern California Seniors

Are there advantages to growing older? Definitely - if you own real estate and live in certain counties within the Golden State. Proposition 60 and Proposition 90 allow California's senior citizens over 55 years of age to downsize to a smaller residence of equal or lesser value and pay approximately the same amount of property taxes as before.

Proposition 60 allows for the transfer of the property tax base from one principal place of residence to another principal place of residence in-county only.

Proposition 90, on the other hand, allows for the transfer of the property tax base from one principal place of residence to another principal place of residence out of the original county of residence.

Only certain counties have adopted Proposition 90. In many of these counties, Prop 90 is coming up for renewal. The State Legislature has extended the Prop 90 bill indefinitely, subject to the approval by each county in its program. It is IMPERATIVE that

you verify with the individual county that they are still accepting Prop 90 transfers. The property tax office in Sacramento (for all counties in California) may be reached by calling (916) 445-4982 or www.boe.ca.gov

To help expedite your Proposition 60/90 application, the county assessors office will require a copy of the tax bill, a copy of the applicants birth certificate, a copy of the grant deed and a copy of the closing statements for both the sale and the purchase of your primary residence. **HB**

A Huntington Beach resident since 1987, Lisa Karos has been recognized as "Agent of the Year" in 2005 by Re/Max Realty. Lisa specializes in luxury homes, new construction, relocations, residential and vacation properties in the fast-paced Southern California market, with particular expertise in the region's coastal communities, including Huntington Beach and Newport Beach. For any questions or a written copy of the transfer guidelines or Prop 90 transfer forms, she can be reached at (714) 846-3800 or

