

# CALIFORNIA PROPOSITION 19: KEY BENEFITS & GUIDELINES

Approved in November 2020, Proposition 19 allows **eligible homeowners to transfer their property tax base to a new home anywhere in California**, effective April 1, 2021.

## WHO QUALIFIES?



**Homeowners 55+**



**Severely disabled individuals**



**Victims of wildfires or natural disasters**

## WHAT IT ALLOWS:

- **Tax Base Transfer**

Keep your existing property tax rate when buying a new home.

- **Statewide Relocation**

Move anywhere in California.

- **Multiple Transfers**

Up to three times in a lifetime.

- **No Value Limit**

Transfer applies even if the new home is more expensive.

## HOW IT WORKS:

- The sale and purchase/construction of the new home must occur within two years.
- Both properties must be primary residences.
- Claims must be filed within three years of purchase or construction completion.

### Important Notes:



- **Inheritance Limits** – Property tax benefits for inherited homes are now restricted.
- **Disaster Victims** – The original home must have sustained substantial damage.
- **Homeowners' Exemption** – The new home must be owner-occupied with an exemption filed.

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