



# County of Fresno

**Paul Dictos, CPA**  
Assessor-Recorder

**FOR IMMEDIATE RELEASE:**

**April 1, 2021**

**NEWS RELEASE**

Paul Dictos, C.P.A.

Assessor-Recorder

(559) 600-6879

[pdictos@fresnocountyca.gov](mailto:pdictos@fresnocountyca.gov)

## **GOOD NEWS FOR SENIORS AND THE HOUSING MARKET**

A component of voter-approved Proposition 19 goes into effect today Thursday, April 1, 2021. It expands benefits for seniors, people with disabilities, and victims of disasters to transfer their property's assessed value and tax base to another home of any value in California with some limitations.

California homeowners who are over the age of 55, disabled, or the victims of a natural disaster are now able to transfer their property tax base with them when they sell their home and purchase a new one anywhere within California. Previously, this transfer was limited to only 10 counties statewide. Additionally, eligible homeowners are now able to transfer their base-year assessed value to a more expensive home, with some limitations, whereas the previous law limited the transfer to a home of equal or lesser value. And they are now able to transfer their assessed value up to three times, while under previous law they could only move with their assessed value only one time.

“California has long struggled with a housing shortage, which has contributed to the high cost of housing statewide. Prop. 19 works to partially address this shortage by removing the disincentive many seniors confront when they consider moving into a more manageable home and closer to family. By allowing eligible homeowners to take their assessed value with them, we may start to see more movement in the housing market,” Assessor Dictos said.

Proposition 19 was passed by California voters in 2020 and has two primary components. The first component, which went into effect on February 16, 2021, reduces tax benefits that were previously available for families by restricting the inheritance of a property's *assessed value* to the primary residence. It also requires the child inheriting the property to move into the home within one year to avoid reassessment.

“There has been a lot of confusion surrounding Prop. 19, and frustration over its vague language and aggressive implementation dates. The California Assessors' Association is working with the California State Board of Equalization and state legislators to put forth legislation that will address some of the major issues with Prop. 19,” said Assessor, Dictos. “However, we can all agree that seniors shouldn't feel locked into homes that are simply not a good fit for them anymore. This component of Prop. 19 is a welcome change”, said Assessor Dictos.

###

***“ASSESSOR – Never Underestimate the Value of the Office”***