



New Construction Exclusion

A new construction exclusion may be applied to property that is being developed with the intent to resell. This exclusion may reduce or eliminate supplemental taxes for new construction.

REQUIREMENTS

A claim must be filed with the Assessor within 30 days from the date construction begins.

Construction is considered to have started if any physical activities on the property have resulted in visible changes that are recognized as the initial steps for construction. (Activities include clearing and grading land, excavation, layout of foundations, installation of temporary structures, and demolition of existing structures or fixtures.)

The property owner is responsible for notifying the Assessor within 45 days of the date any of the following events occur:

- The property changes ownership or is subject to an unrecorded contract of sale.
- The property is rented or leased.
- The property is occupied and the occupancy of the property is other than as a model home or any use pertinent to the marketing of the property.

LIMITATIONS

- The exclusion only applies to supplemental assessments for new construction.
- The exclusion does not apply to a supplemental assessment generated by a change in ownership.

The exclusion does not apply to the property's annual assessment or annual property tax bill.

This information is a synopsis of the new construction exclusion. You may call the Assessor's Office for more specific information. *The information on this page reflects California assessment/taxation laws in effect January 1, 2004.*