

NAME: _____

DATE: _____

**2021 PROPERTY TAX LEGISLATION
SELF STUDY SESSION**

REVIEW QUESTIONS

1. The *Property Tax Legislative Bulletin* is an annual publication that compiles legislative bill analyses issued by the BOE and impacts property tax programs administered by the BOE.
 True
 False

2. Senate Bill 267, Active Solar Energy Systems, adds section 64.1 to the Revenue and Taxation Code and is effective January 1, 2021.
 True
 False

3. Under Senate Bill 267, when a legal entity owns an active solar energy system pursuant to a partnership flip transaction, which of the following does not constitute a change in control or a majority interest in the legal entity? Mark all that apply.
 Any subsequent change in the allocation of the capital and profits of the legal entity among the members.
 An initial transfer of a capital and profits interest in the legal entity.
 Both of the above.

4. The active solar energy system exclusion as defined in section 73 of the Revenue and Taxation Code, provides that any active solar energy system completed and excluded from assessment prior to January 1, 2025, will continue to be excluded until a change in ownership occurs.
 True
 False

5. Revenue and Taxation Code section 73 was amended in 2008 to extend the new construction exclusion after a change in ownership if a new building is initially constructed with an active solar energy system incorporated and subsequently sold by the developer. In this situation, the exclusion applies if which of the following are true? Mark all that apply.
- The exclusion of the value of the active solar energy system from property tax continues after any subsequent change in ownership of the property.
 - A claim is filed with the County Assessor.
 - The initial buyer purchased the new building prior to that building becoming subject to reassessment to the owner-builder.
 - The owner-builder did not receive the exclusion for the same system.
 - All of the above.
6. Real property owned by a legal entity may undergo a "change in control or ownership" with no grant deed or other document recorded that could alert the County Assessor to a reassessment. These types of changes in control or ownership are reported directly to the BOE Legal Entity Ownership Program by the person or entity involved.
- True
 - False
7. Senate Bill 303 amends section 69 of the Revenue and Taxation Code and provides for which of the following? Mark all that apply.
- Pertains to intercounty transfers, where the substantially damaged or destroyed property and the replacement property do not have to be in within the same county.
 - Allows an extension of time to replace or construct a comparable home following the destruction of a qualified property from two to five years, in order to transfer a base year value for disasters occurring on or after March 4, 2020, through the COVID-19 emergency termination date or March 4, 2022, whichever is sooner.
 - Applies retroactively to base year values determined in fiscal years 2015-16 and fiscal years thereafter.
 - Extends the number of years to acquire a replacement property from five to seven years if the last day to transfer the base year value of the qualified property was on or after March 4, 2020, but on or before the COVID-19 emergency termination date of March 4, 2022, whichever is sooner.
 - All of the above.

8. "Qualified property" means property that is substantially damaged or destroyed, as described in section 69(c)(1) of the Revenue and Taxation Code, by a disaster that is proclaimed by the Governor.
- True
- False
9. Under section 69 of the Revenue and Taxation Code, a replacement property is "comparable" if it is similar in size, utility, and function to the destroyed property, and if the market value of the acquired property does not exceed 120 percent of the factored base year value of the replaced property in its pre-damaged condition.
- True
- False
10. Sections 8558 and 8825 of the Government Code authorize the Governor to proclaim a state of emergency under specified circumstances.
- True
- False
11. Senate Bill 539 is the Proposition 19 implementation bill that adds sections 63.2 and 69.6 to the Revenue and Taxation Code to clarify portions of section 2.1 of Article XIII A of the California Constitution
- True
- False
12. Proposition 19 replaced the former intergenerational exclusion with a new parent-child and grandparent-grandchild exclusion that applies only to a transfer of a family home or family farm if the property continues as the family home or family farm of the transferee.
- True
- False

13. Senate Bill 539 added section 63.2, the Intergenerational Transfer Exclusion, to the Revenue and Taxation Code. Which of the following describe the elements of section 63.2? Mark all that apply.

- The family home must be the principal residence of the transferee within one year and requires the transferee to file for the homeowners' or disabled veterans' exemption.
- Requires the BOE to produce claim forms and instructions necessary to implement section 2.1.
- Expands to foster children who due to legal barriers have not been adopted by their state-licensed foster parents or parents prior to aging out of the foster system.
- The exclusion is removed on the date an eligible transferee is no longer eligible for the homeowners' or disabled veterans' exemption.
- Applies to each legal parcel of a family farm and allows each parcel to be treated separately.
- Requires the family home to be the principal residence of the transferor.
- All of the above.

14. Senate Bill 539 added section 69.6, Over 55, Disabled Person Base Year Value Transfer and Victims of Wildfire or Natural Disaster, to the Revenue and Taxation Code. Which of the following describe the elements of section 69.6? mark all that apply.

- Defines the term "substantially damaged" as damage to more than 50 percent of the property or improvements.
- The claimant must be at least age 55 or severely and permanently disabled as of the date that the original property is sold.
- There is no limit on base year value transfers for those who are victims of wildfires or natural disasters.
- Allows a victim of a wildfire or natural disaster who chooses not to rebuild on their substantially damaged property to use the value of their property prior to it being in a damaged condition for a base year value transfer.
- The base year value of the original property cannot be transferred until the replacement property is purchased.
- All of the above.

15. Under section 69.6 of the Revenue and Taxation Code, a dwelling is not considered a multiunit dwelling if it consists of a dwelling and an accessory dwelling unit (ADU) or junior ADU, and the claimant occupies one of the structures as a primary residence.

- True
- False

16. Senate Bill 667 allows the executor, administrator, or personal legal representative of a disabled veteran's estate or the trustee of a deceased claimant's trust assets to file a claim for exemption with the County Assessor on behalf of the estate.

- True
- False

17. Who was the author of Senate Bill 667?

- Senate Governance and Finance Committee
- Roth
- Burke
- Borgeas

18. To qualify for a disabled veterans' exemption, which of the following eligibility provisions can fulfill the requirement to receive the exemption? Mark all that apply.

- A claimant receiving a disability rating from the United States Department of Veterans Affairs (USDVA) at 100 percent.
- A surviving spouse receiving a USDVA determination that the spouse's death was service connected while on active duty.
- A surviving spouse of a veteran without a 100 percent rating when alive, but whose cause of death is not deemed service connected.
- A claimant who receives a disability rating from the USDVA that rates the veteran's disability compensation at 100 percent because the veteran is unable to secure and maintain gainful employment.
- All of the above.

19. Under Assembly Bill 137, for qualified appeal applications where the two-year decision deadline occurs during the period beginning March 4, 2020 through December 31, 2021, the two-year decision period is extended to which of the following dates?

- January 31, 2021
- December 31, 2021
- March 31, 2021
- March 4, 2021

20. Assembly Bill 345 changes conditions under which accessory dwelling units can be sold or conveyed separately from a secondary residence to a qualified buyer.

True

False

21. Under Assembly Bill 1203, which of the following are new criteria for eligibility to members of assessment appeals boards? Mark all that apply.

Expands qualifications in Los Angeles County to include professional experience in a real estate field.

Includes five years' professional experience in California from specified occupations.

Allows any County Board of Supervisors, by resolution, to reduce the restriction period from three years to one year in which a former employee of an Assessor's office must wait before they can serve as an assessment appeals board member.

All of the above.

22. Senate Bill 315 provides that a revocable transfer on death deed that names a political corporation or government agency as a beneficiary does not transfer title until the political corporation or government agency records a resolution of acceptance or a certificate of consent.

True

False

23. Relating to the collection of sales tax information on property statements, Senate Bill 824 changes the reference from BOE to CDTFA.

True

False

24. Senate Bill 825 provides for which of the following? Mark all that apply.

Extends the sunset date from January 1, 2022 to January 1, 2027 for intercounty pipeline right-of-way assessment.

Authorizes multijurisdictional assessment appeals boards to adopt rules of notice and procedure.

Amends sections 214.02, 401.20, and 1752.2 of the Government Code.

Extends the sunset date from lien date 2022 to lien date 2027 for the welfare exemption for natural resources and open-space lands.

All of the above.

25. Match the bill number(s) enacted in 2021 with the code section that each bill adds or amends.

1	SB 267
2	SB 303
3	SB 539
4	SB 667
5	AB 137
6	AB 345
7	AB 1203
8	SB 315
9	SB 824
10	SB 825

	Government Code section 65852.2
	Revenue and Taxation Code section 277
	Revenue and Taxation Code section 64.1
	Revenue and Taxation Code section 214.02
	Revenue and Taxation Code section 1752.2
	Revenue and Taxation Code section 1604
	Revenue and Taxation Code section 69.6
	Probate Code section 5610
	Revenue and Taxation Code section 1624.05
	Government Code section 65852.26
	Revenue and Taxation Code section 408
	Revenue and Taxation Code section 63.2
	Revenue and Taxation Code section 1624.1
	Revenue and Taxation Code section 41010
	Revenue and Taxation Code section 401.10
	Revenue and Taxation Code section 69
	Revenue and Taxation Code section 452