

From: Carol Attia
To: Meeting Info
Subject: [External] SCA-4
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**IN REFERENCE TO SCA-4: PROPERTY TAXATION:
Principal Residence and Family Home Transfers**

To all supportive politicians who wish to help California residents: Please support and vote to move SCA-4 to the California ballot in 2024!

Proposition 19, euphemistically known as the Death Tax, was a deceptive and poorly authored proposition that reversed 35 years of fair and reasonable taxation of real property. Since 1975, Californians have been able to transfer their real property (their principal place of residence) to their children or grandchildren without triggering a “change of ownership”. After a very narrow victory (based largely on the deceptively written bill) the exclusion of “change of ownership” was removed. Now the only way the inheritors can keep the same tax base is to move into the inherited property within one year of the parents’ or grandparents’ death.

Twenty years ago, I was fortunate enough to have inherited the house I grew up in from my parents. Because it was already 44 years old, I spent a substantial amount of money upgrading it before renting it. Because the property tax is reasonable, I am able to keep the rent below market rate, my tenants are happy, and there is minimal turnover. My husband and I are in our late 70’S, and we are very appreciative of the income. If the property tax were to go up, I would have to double or triple the rent, and I am sure the young people living there would leave.

California has more homelessness than any other state in the country. (What a dishonor!) Raising the tax rate on real property will only increase homelessness, as property owners will be forced to raise their rents and tenants of moderate means will have to move. Increased homelessness also leads to higher crime rates. Please vote to move SCA-4 to the ballot in 2024, to return sanity and equity to this beautiful state!

Respectfully,

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