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880.0175 **Multiple Users.** If a qualified organization owns a single story building and uses one-half of it for exempt purposes and activities, that half is eligible for exemption. If the other half is vacant, used by a non-qualified organization, or used by a qualified organization for non-qualified purposes and activities, the building would be, to that extent, ineligible for exemptions.

A multi-storied building is likewise eligible for exemption to the extent it is used for exempt purposes and activities by a qualified organization. Associated parking facilities used on a random basis by both qualified and non-qualified organizations are not eligible for exemption. C 4/10/92.



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(PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0001)

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April 10, 1992

Dear:

In furtherance of our telephone conversation concerning the welfare exemption from property taxation and its application to mixed-use properties, properties used both by qualifying nonprofit organizations and by nonqualifying organizations, enclosed please find a copy of pages 7 and 8 of Assessors' Handbook AH267, Welfare Exemption (1985). Example 1 on page 8 pertains specifically to a building and land used by a nonqualifying organization:

"... Since 'B' (the operator) is not qualified, 'A' (the owner) does not receive an exemption on the portion of the property, building and land, used by 'B'. . . .

Thus, if qualifying organization A owned a single story, duplex-type building and used one half of it for a qualifying activity, its one-half of the building and land used in conjunction therewith would be eligible for the exemption. If the other one-half of the building were vacant and unused, or were rented to a non-qualifying organization, or were rented to another qualifying organization which used it for a nonqualifying activity, that one-half of the building and land used in conjunction therewith would not be eligible for the exemption.

With respect to multiple story buildings owned by qualifying organizations and used both by qualifying organizations and by nonqualifying organizations, consistent with the above, inquiry of several county assessors disclosed that portions of the buildings used by qualifying organizations for qualifying activities were receiving the exemption, while portions of the buildings used by qualifying organizations for nonqualifying

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activities or by nonqualifying organizations were not. As to lands used in conjunction therewith, they were generally exempt or nonexempt to the same extent that portions of the buildings were exempt and not exempt. An exception, however, was that where land, for example, a parking lot, was used both by qualifying and nonqualifying organizations, such land was not receiving the exemption.

Very truly yours,

James K. McManigal, Jr.  
Senior Tax Counsel

JKM/jd  
0128H

Enclosure

cc: Mr. John W. Hagerty  
Mr. Verne Walton  
Mr. James Barga