



**Guidance on the Assessment of Community Land Trust Housing  
Interested Parties Meeting  
April 24, 2019**

**Summary**

Staff met with interested parties in Sacramento to continue discussions about possible clarifying amendments to provisions in the Revenue and Taxation Code that require county assessors to recognize certain land use restrictions imposed by community land trusts (CLTs). Present were several county assessors, representatives of various CLTs, and others.

**Discussion**

- Following up on the interested parties meeting on March 20, 2019, the parties discussed possible amendments to section 402.1 that might provide the clarity sought by CLTs on the assessment of CLT properties as provided for by the enactment of Assembly Bill 2818 in 2016.
- Two clarifying amendments were considered. BOE staff and assessors were largely supportive of language that would provide a rebuttable presumption that the sales price of a CLT property includes both the improvements and the leased land. Such language would accommodate purchase scenarios different from those that are currently typical, but not required by law. CLT representatives expressed support for language they felt would provide greater tax certainty for buyers of CLT properties.

**Conclusion**

- CLT representatives considered the advice provided by BOE staff and assessors, and indicated they would work out specific language and find an author during the current legislative session.
- BOE staff pledged to stand by to assist CLT representatives as they move forward with a legislative proposal.