

Santa Clara County is okay with the propose changes to Rule 462.040 Changes in Ownership- Joint Tenancy. However, I was wondering if "Example 13" can be rephrased a little bit for clarification purposes. Please see the following suggestion:

Following the example set forth in Example 12 above, D dies and D's joint tenancy interest passes to B by operation of law. Since B is an "original transferor," there is no change in ownership. Upon D's death, the joint tenancy is terminated and B ceases to be an "original transferor."

I hope this helps. I have to say that I am very pleased with all of the proposed changes. I am sure that these changes will eliminate confusion between trust and joint tenancies.

Nora Galvez
Property Transfer Unit Supervisor
Office of the Assessor Larry E. Stone
County of Santa Clara