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No. 2005/007

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TO COUNTY ASSESSORS:

CALIFORNIA CODE OF REGULATIONS
TITLE 18, PUBLIC REVENUES

PROPERTY TAX RULE 462.500

CHANGE IN OWNERSHIP OF REAL PROPERTY ACQUIRED TO REPLACE PROPERTY
TAKEN BY GOVERNMENTAL ACTION OR EMINENT DOMAIN PROCEEDINGS

Following a scheduled public hearing on September 8, 2004, the State Board of Equalization amended Property Tax Rule 462.500, *Change in Ownership of Real Property Acquired to Replace Property Taken by Governmental Action or Eminent Domain*. The amended rule became operative on December 18, 2004. The new provisions will apply to replacement property acquired on or after this date.

Rule 462.500 interprets, implements and makes specific Revenue and Taxation Code section 68, which provides that the term "change in ownership" does not include the acquisition of real property as a replacement for comparable property if the person acquiring the real property has been displaced by eminent domain proceedings, acquisition by a public entity, or governmental action resulting in a judgment of inverse condemnation. Replacement real property is deemed comparable to the property taken if it is similar in size, utility, and function. Section 68 implements article XIII A, section 2, subdivision (d), of the California Constitution.

Consistent with the Board's determination, amended Rule 462.500 defines "comparability" to provide that size is associated with value, not physical characteristics, and that two properties are similar in size if the full cash value of the replacement property does not exceed 120 percent of the award or purchase price paid for the property taken. The amended rule provides that function and utility are associated with use and sets forth three specific categories of use: Category A – single-family residence or duplex; Category B – commercial, investment, income, or vacant property; and Category C – agricultural property. The amended rule also provides clarifying definitions for "displaced," "real property," and "adjusted base year value," as well as adding an additional date after which replacement property must be acquired and adding clarifying language and an example regarding the base year value to be transferred.

The Board further determined that the eligibility and application dates set forth in subsections (f) and (g) of the current rule are obsolete due to the passage of time. The various dates, carried into the original rule from section 68, in application essentially specify an effective date for its

provisions and allowed for a phasing-in of the relief provisions. Consistent with the Board's determination, the amended rule deletes the various dates.

Following is a discussion of the changes to the rule and various issues that arose during the interested parties' process.

ELIGIBLE PROPERTY

Rule 462.500 provides that "change in ownership" does not include the acquisition of real property as a replacement for comparable property if the person acquiring the real property has been displaced by eminent domain proceedings, acquisition by a public entity, or governmental action resulting in a judgment of inverse condemnation. Real property includes land, improvements, living improvements, manufactured homes, and fixed machinery and equipment. This exclusion does not apply to personal property.

DISPLACED

Displaced is defined in subsection (b)(4) and means that a property owner must be *removed, expelled, or forced* from property as a result of eminent domain proceedings, acquisition by a public entity in lieu of instituting eminent domain proceedings, or governmental action resulting in a judgment of inverse condemnation. A person is "displaced" if that person moves from real property as a result of its acquisition, or as a result of a written order from a public entity to vacate for public use (Government Code section 7260(c); *Baiza v. Southgate Recreation and Park District* (1976) 59 Cal.App.3d 669). For example, the granting of an electrical powerline easement or the conveyance of access rights to real property is not "displacement" from real property as required by section 68 and Rule 462.500.

Subsection (a)(1) provides that property owners may be displaced by entities authorized by statute to exercise the power of eminent domain. "Entities authorized by statute" may include such public utilities as a telephone company or an electric company. If a private entity acquires property through the eminent domain process, that entity should be able to provide a copy of the statute that gives it the authority to acquire property through this process.

COMPARABILITY—SIZE

Size is associated with value. A replacement property is similar in size if its full cash value does not exceed 120 percent of the award or purchase price paid for the property taken. For purposes of this exclusion, size does not mean physical characteristics. For example, a home on 10 acres that has no uses other than residential may be comparable to a home on a 6,000 square-foot subdivision lot if the value meets the 120 percent test.

For value comparison purposes, the award or purchase price of the property taken is the relevant value, regardless of the full cash value. The only situation under which an assessor is to determine the full cash value of the property taken is if there is no award or purchase price (i.e., real property was given in exchange for property taken). Only under these circumstances is the full cash value of the replacement property compared to the full cash value of the property taken. If the replacement property's full cash value exceeds 120 percent of the full cash value of the

property taken, the portion of the value of the replacement property in excess of the value of the property taken is to be reassessed at current market value.

If an owner-occupied single-family residence is replaced with an owner-occupied single-family residence and a vacation home, the base year value of the property taken may be transferred to both homes if the combined full cash value meets the 120 percent value test. If the combined value exceeds 120 percent, the portion of the value of the replacement property in excess of the award price or value of the property taken is to be reassessed at current market value. It should be the property owner's decision to apply the excess to one or both properties.

If the property taken is a mixed-use property that falls within two or more categories (for example, owner-occupied residential and small retail) and it is replaced with separate properties in the corresponding categories, the award or purchase price for the property taken should be allocated between the uses. Then the market value of each replacement property should be compared with the allocated award or purchase price to determine whether the replacement property meets the 120 percent value test. If the value exceeds 120 percent of the allocated value, the portion of the value of the replacement property in excess of the award price or value of the property taken is to be reassessed at current market value.

COMPARABILITY—FUNCTION AND UTILITY

Function and utility is associated with use. A replacement property is similar in function and utility if it is, or intended to be, used in the same manner as the property taken. Property is similar in function and utility if the property taken and the replacement property fall into the same category:

Category A: Single-family residence or duplex. That the property taken is (or is not) owner-occupied is not relevant to the eligibility of the replacement property. Thus, if the property taken is owner occupied, the residence must be replaced with another residence or duplex; however, the replacement residence does not have to be owner occupied. For example, suppose the home of an elderly lady is taken for a school site, and she moves into an assisted living facility for health reasons. In order to help pay her new rent, she buys another house to use as a rental. Because the rental is also a single-family residence, it is comparable to the property taken.

If the property taken is a residence or duplex that is rented, it can be replaced with another single-family residence under Category A or a Category B property if sufficient proof is provided to the assessor that the property taken was used as income property. Proof may include, but is not limited to, rental or lease agreements, cancelled checks, income tax returns, or other investment records.

Category B: Commercial, investment, income, or vacant property. If the property taken was held for productive use in a trade or business or held for investment, it may be replaced with another property that is held for productive use in a trade or business or held for investment. The replacement property does not need to have the same zoning or use type as the property taken. For example, an industrial property may be replaced with a commercial property. Or, a 200-unit apartment complex may be replaced with an office building. Similarly, single-family residences

and duplexes that are used as investment property may be considered income property if proof is provided to the assessor.

Category C: Agricultural property. "Agriculture" includes farming in all its branches, and, among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed incidental to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

Agricultural property that is in transition may be considered similar to property described in Category B if property in its vicinity has been changing from historically agricultural use to another use. Factors that may be considered to determine whether agricultural property is in transition include, but are not limited to:

- Restrictions that would prohibit the property taken from converting to property described in Category B such as the general plan, community plan, or special plan. Current zoning restrictions are not such a restriction if the general plan, community plan, or special plan contemplate a zoning change.
- The highest and best use of the property taken.
- The type of comparable property that was used by the acquiring government body to value the property taken.

The word "property" is a generic term that is neither singular nor plural. A replacement property is not limited to a single parcel. If the property taken is a mixed use property, the replacement property may consist of several parcels. Moreover, if multiple properties are purchased as a replacement for a property taken, there is no requirement that the parcels be contiguous.

BASE YEAR VALUE

The value that is transferred to a replacement property is the adjusted base year value. The "adjusted base year value" is the base year value determined in accordance with Revenue and Taxation Code section 110.1, with the adjustments permitted by subdivision (b) of section 2 of article XIII A of the California Constitution and subdivision (f) of section 110.1 (i.e., the factored base year value). If the taken property has another value enrolled at the time the property is taken (i.e., a market value (Proposition 8), or a restricted value if the property is under a Williamson Act or historical contract), the value that is transferred is the factored base year value, not the enrolled value. Rule 462.500, subsection (d) outlines the procedures to be used in transferring the base year value.

If the full cash value of the replacement property does not exceed 120 percent of the award or purchase price, the factored base year value of the property taken is transferred to the replacement property. The allocation between land and improvements may be adjusted upon the transfer. If the replacement property consists only of improvements because the land is not

eligible for relief (e.g., leased land or land owned prior to the governmental action), the entire base year value (land and improvements) may be transferred to the improvements.

If a portion of a parcel is taken, assessors should look at the appraisal unit in order to determine the market value of the portion taken.

TIMING

Replacement property must be acquired or newly constructed after the earliest of the following dates:

- The date the initial written offer is made for the property taken by the acquiring entity;
- The date the acquiring entity takes final action to approve a project which results in an offer for or the acquisition of the property taken;
- The date a "Notice of Determination," "Notice of Exemption," or other similar notice, as required by the California Environmental Quality Act (CEQA), is recorded by the public entity acquiring the taxpayer's property and the public project has been approved; or
- The date, as declared by the court, that the property was taken.

Property acquired or newly constructed prior to these dates is not eligible for relief. However, new construction may be eligible for relief even though the structure was constructed on land that is ineligible because it was acquired prior to these dates.¹

FILING PERIOD

A replacement property must be acquired before a request is made to transfer the base year value. A request to transfer the base year value must be filed with the assessor within four years of the following dates, whichever is applicable:

- For property acquired by eminent domain—the date the final order of condemnation is recorded or the date the taxpayer vacates the property taken, whichever is later.
- For property acquired by a public entity by purchase or exchange—the date of conveyance or the date the taxpayer vacates the property taken, whichever is later.
- For property taken by inverse condemnation—the date the judgment of inverse condemnation becomes final or the date the taxpayer vacates the property taken, whichever is later.

If a taxpayer intends to purchase multiple replacement properties, the taxpayer might want to wait to file until all transactions are complete. However, if the taxpayer purchased multiple replacement properties at different times and files separate claims for each, the assessor may have to make roll corrections for allocation purposes. If an assessor is aware that a taxpayer intends to purchase several replacement properties (i.e., the property taken is a mixed use property), it may be advisable for the assessor to delay processing the initial application.

¹ See Annotation 200.0365 (C 4/18/2003).

INTERCOUNTY TRANSFERS

Unlike other code sections that require a county ordinance to accept a base year value transfer from another county, there is no similar requirement under section 68. If an owner is displaced from property in California, that property owner can acquire replacement property anywhere in California. A property owner is not limited to finding replacement property in the same county.

AGENTS OF PUBLIC ENTITIES

The question of whether the person whose name appears on a deed is the true owner of the property is a question of fact. Normally, the person whose name appears on the deed would be presumed to be the owner of the property in question. However, if one could prove that that person is merely acting as an agent of another, then the true owner of the property would be the agent's principal. Thus, a designated agent of a public entity authorized to acquire property in lieu of eminent domain may be considered to be the public entity within the meaning of Rule 462.500 if sufficient proof is provided to the assessor.

An assessor may consider, but is not limited to, the following documents as proof that an agent is authorized to purchase property on behalf of the public entity:

- An official letter from the public entity on its letterhead addressed to the property owner identifying the representative as authorized to purchase property on behalf of the public entity, citing the resolution pursuant to which the public entity authorized the representative to act, and specifying the effective date of such authorization; or
- A copy of the minutes of the meeting in which the public entity authorized the representative to purchase property on behalf of the public entity; or
- A copy of a resolution adopted by the public entity authorizing the representative to purchase property on behalf of the public entity

APPEAL RIGHTS

If an application to transfer the base year value is denied or the assessor determines that the full cash value of the replacement property exceeds 120 percent of the award or purchase price, the taxpayer may file an appeal with the clerk of the county board of supervisors. An assessment appeals board has jurisdiction to hear and decide an application appealing the assessor's determination of full cash value. Section 80 is applicable to challenge the new base year value of the replacement property on the grounds that the requirements of section 68 and Rule 462.500, including comparability issues and satisfying the 120 percent test, have been met and that the base year value of the property taken, therefore, should be transferred to the replacement property.

Enclosed for your information is a final printed copy of the regulation. In addition, the regulation is posted on the Board's Web site at www.boe.ca.gov/proptaxes/ptrules.htm.

If you have any questions regarding the content of this regulation, please contact Senior Tax Counsel Reed Schreiter of the Board's Legal Department at (916) 324-2623. If you have questions regarding the application of this exclusion, please contact our Real Property Technical Services Unit at (916) 445-4982. If you wish extra copies of this regulation, please write to State Board of Equalization, Supply Publications, 3920 West Capitol Avenue, West Sacramento, CA 95691.

Sincerely,

/s/ David J. Gau

David J. Gau
Deputy Director
Property and Special Taxes Department

DJG:grs
Enclosure

State of California
BOARD OF EQUALIZATION
PROPERTY TAX RULES

Chapter 1. State Board of Equalization – Property Tax
Subchapter 4. Equalization by State Board
Article 4. Change in Ownership and New Construction

Rule 462.500. CHANGE IN OWNERSHIP OF REAL PROPERTY ACQUIRED TO REPLACE PROPERTY TAKEN BY GOVERNMENTAL ACTION OR EMINENT DOMAIN PROCEEDINGS

Authority Cited: Section 15606, Government Code.
References: Article XIII A, Section 2(d), California Constitution.
Section 68, Revenue and Taxation Code.

(a) GENERAL. The term "change in ownership" shall not include the acquisition of comparable real property as replacement for property taken if the person acquiring the replacement real property has been displaced from property in this state by:

- (1) Eminent domain proceedings instituted by any entity authorized by statute to exercise the power of eminent domain, or
- (2) Acquisition by a public entity, or
- (3) Governmental action which has resulted in a judgment of inverse condemnation.

(b) DEFINITIONS. The following definitions govern the construction of the words or phrases used in this section.

- (1) "Property taken" means real property taken or acquired as provided in (a).
- (2) "Replacement property" means real property acquired to replace property taken.
- (3) "Award or purchase price" means the amount paid for "property taken" but shall not include amounts paid for relocation assistance or any thing other than the replaced real property. The award or purchase price may not reflect full cash value.
- (4) "Displaced" means a property owner is removed, expelled, or forced from property as a result of eminent domain proceedings, acquisition by a public entity in lieu of instituting eminent domain proceedings, or governmental action resulting in a judgment of inverse condemnation.
- (5) "Real property" includes land, land improvements, living improvements, manufactured homes, and fixed machinery and equipment. Personal property is not entitled to relief under this section.
- (6) "Adjusted base year value" means the base year value, as determined in accordance with Revenue and Taxation Code Section 110.1, with the adjustments permitted by subdivision (b) of Section 2 of Article XIII A of the California Constitution and subdivision (f) of Section 110.1.

(c) COMPARABILITY. Replacement property, acquired by a person displaced under circumstances enumerated in (a), shall be deemed comparable to the property taken if it is similar in size, utility, and function.

(1) The size of property is associated with value, not physical characteristics. Property is similar in size if its full cash value does not exceed 120 percent of the award or purchase price paid for the property taken. A replacement property, or portion thereof, that has a full cash value which exceeds 120 percent of the award or purchase price shall be considered, to the extent of the excess, not similar in size.

(2) Property is similar in function and utility if the replacement property is or is intended to be used in the same manner as the property taken. Property is similar in function and utility if the property taken and the replacement property both fall into the same category:

Rule 462.500. (Continued)

Category A: Single family residence or duplex. Small miscellaneous buildings may be included when used with residence.

Category B: Commercial, investment, income, or vacant property. Single family residences and duplexes that are used as investment property may be considered income property if sufficient proof is provided to the assessor. Proof may include, but is not limited to, rental or lease agreements, cancelled checks, income tax returns, or other investment records.

If property does not fall within Category A or Category C, it falls within Category B.

Category C: Agricultural property. "Agriculture" includes farming in all its branches, and, among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed incidental to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

Agricultural property that is in transition may be considered similar to property described in Category B if property in its vicinity has been changing from historically agricultural use to another use. Factors that may be considered to determine whether agricultural property is in transition include, but are not limited to:

- Restrictions that would prohibit the property taken from converting to property described in Category B such as the general plan, community plan, or special plan. Current zoning restrictions are not such a restriction if the general plan, community plan, or special plan contemplate a zoning change.
- The highest and best use of the property taken.
- The type of comparable property that was used by the acquiring government body to value the property taken.

(3) To the extent that replacement property, or any portion thereof, is not similar in function, size and utility, the property, or portion thereof, shall be considered to have undergone a change in ownership.

EXAMPLE 1: An owner-occupied single family residence is replaced by a combination dwelling and commercial property. Relief is applicable to only the dwelling portion of the replacement property; the commercial portion shall be considered as having changed ownership.

EXAMPLE 2: A combination dwelling and commercial property is replaced with an owner-occupied single family residence. Only the dwelling portion of the property taken shall be considered in determining the comparability and the amount of relief. The right to relief on the commercial portion of the property taken is waived unless replacement Category B property is acquired after the date of displacement and a timely request is made for assessment relief.

EXAMPLE 3: A combination dwelling and commercial property is replaced with a Category A single family residence, and later the displaced person also acquires a separate replacement Category B property. Pro-rata relief shall be granted on both the replacement Category A single family residence and Category B property.

EXAMPLE 4: An owner-occupied single family residence is replaced with an owner-occupied single family residence and a vacation home. Relief is applicable to both properties.

EXAMPLE 5: An owner-occupied single family residence that has a homeowners' exemption is replaced with a single family residence that is to be used as a rental property. The replacement property qualifies for relief because a Category A property is replaced by another Category A property.

EXAMPLE 6: A duplex in which the property owner lived in one unit and rented the other unit is replaced with two single family residences, one of which will be owner occupied. Relief is applicable to both properties.

EXAMPLE 7: Three single family residences that were owned by a taxpayer and used as rental properties were replaced by a small apartment complex. Relief is available under Category B if the taxpayer provides proof to the assessor that the single family residences were held as income property.

EXAMPLE 8: A taxpayer owns a 40-acre vineyard which includes an owner-occupied single family residence. The owner-occupied single family residence is taken along with 5 acres of grapevines. To qualify for relief, the owner-

Rule 462.500. (Continued)

occupied single family residence must be replaced with Category A property; the vineyard must be replaced with other Category C property or, if the property is in transition to another use, it may be replaced with a Category B property.

(d) BASE YEAR VALUE OF REPLACEMENT PROPERTY. The following procedure shall be used by the assessor in determining the appropriate adjusted base year value of comparable replacement property:

(1) Compare the award or purchase price paid by the acquiring entity for the property taken or acquired with the full cash value of the comparable replacement property.

(2) If the full cash value of the comparable replacement property does not exceed 120 percent of the award or purchase price of the property taken, then the adjusted base year value of the property taken shall become the replacement property's base year value, regardless of the allocation between land and improvements.

(3) If the full cash value of the replacement property exceeds 120 percent of the award or purchase price of the property taken, then the amount of the full cash value over 120 percent of the award or purchase price paid shall be added to the adjusted base year value of the property taken. The sum of these amounts shall become the replacement property's base year value.

(4) If the full cash value of the comparable replacement property is less than the adjusted base year value of the property taken, then that lower value shall become the replacement property's base year value.

(5) If there is no award or purchase price paid by the acquiring entity (i.e., an exchange) for the property taken, then the full cash value of the acquired property and the full cash value of the replacement property shall be determined by the assessor of the county in which each property is located for the purpose of applying the other provisions of this subdivision. The procedure set forth in subdivision (d)(1) through (d)(4) shall then be applied to determine the replacement property's base year value.

(6) A base year value may be reallocated upon the transfer of the replacement property. The appraisal unit that is normally bought and sold in the market place may be used to determine the amount of base year value that is allocated to the property taken.

EXAMPLE 9: A commercial property, consisting of land and improvements, is taken and replaced with a Category B structure that was built on land that the taxpayer already owned. The land is ineligible for relief because it was previously owned. Despite the ineligibility of the land, the base year value of the property taken (land and improvements) may be transferred to the newly constructed improvements to the extent it meets the value and timing requirements.

(e) OWNERSHIP REQUIREMENTS. Only the owner or owners of the property taken, whether one or more individuals, partnerships, corporations, other legal entities, or a combination thereof, shall receive property tax relief under this section. Relief under this section shall be granted to an owner(s) of property taken who obtains title to replacement property. The acquisition of an ownership interest in a legal entity which, directly or indirectly, owns real property is not an acquisition of comparable property.

EXAMPLE 10: A and B each own an undivided 50 percent interest as joint tenants in a home which is taken through eminent domain proceedings by the state. A purchases a replacement property which is comparable to the property taken. B contributes his share of the award or purchase price to a limited partnership which owns a home which is comparable replacement property. A's relief under this section is limited to 120 percent of one-half of the award or purchase price of the property taken. B is entitled to no relief.

EXAMPLE 11: A partnership composed of two corporations owns commercial property which is taken through eminent domain proceedings. The partnership uses the award or purchase price to acquire Category B property. The partnership is entitled to relief under this section.

EXAMPLE 12: A partnership composed of two corporations owns commercial property which is taken through eminent domain proceedings. The partnership distributes the award or purchase price to the partner corporations in the same percentage as their ownership interests and the corporations separately or jointly acquire comparable replacement property retaining the same percentage of ownership interest in the partnership. No tax relief may be granted under this section.

Rule 462.500. (Continued)

For purposes of this section, owner means the fee owner or life estate owner of the real property taken and excludes the lessee thereof unless the lessee owns improvements located on land owned by another, in which case, the lessee shall be entitled to property tax relief for comparable replacement improvements.

(f) NEW CONSTRUCTION. Any new construction required to make replacement property comparable to the property taken shall, to that extent, be eligible for property tax relief, if such new construction is completed on or after the earliest of the dates listed in subdivision (g)(3), and if a timely request is made for assessment relief.

(g) TIME LIMITS FOR QUALIFICATION.

(1) The provisions of this section shall apply to property acquired as replacement property for property taken by eminent domain proceedings, public acquisitions, or judgments of inverse condemnation, provided the person acquiring replacement property makes a timely request for such assessment with the assessor. The replacement property must be acquired before a request is made. Reassessments and refunds shall be made retroactively to the date of acquisition of replacement property for property taken, provided a timely request is made therefor.

(2) For purposes of this section, a request shall be deemed timely if made within four years after one of the following dates, whichever is applicable:

(A) The date final order of condemnation is recorded or the date the taxpayer vacates the property taken, whichever is later, for property acquired by eminent domain;

(B) The date of conveyance or the date the taxpayer vacates the property taken, whichever is later, for property acquired by a public entity by purchase or exchange; or

(C) The date the judgment of inverse condemnation becomes final or the date the taxpayer vacates the property taken, whichever is later, for property taken by inverse condemnation.

(3) Replacement property shall be eligible for property tax relief under this section if it is acquired on or after the earliest of the following dates:

(A) The date the initial written offer is made for the property taken by the acquiring entity;

(B) The date the acquiring entity takes final action to approve a project which results in an offer for or the acquisition of the property taken;

(C) The date the "Notice of Determination," "Notice of Exemption," or similar notice, as required by the California Environmental Quality Act (CEQA), is recorded by the public entity acquiring the taxpayer's property and the public project has been approved; or

(D) The date, as declared by the court, that the property was taken.

(4) No property tax relief shall be granted to replacement property, however, prior to the date of displacement. The date of displacement shall be the earliest of the following dates:

(A) The date the conveyance of the property taken to the acquiring entity or the final order of condemnation is recorded;

(B) The date of actual possession by the acquiring entity of the property taken; or

(C) The date upon or after which the acquiring entity may take possession of the property taken as authorized by an order for possession.

(h) ADMINISTRATION.

(1) The assessor shall consider any of the following documents as proof of actual displacement of a taxpayer when a request has been made for the assessment relief provisions under this section:

(A) A certified recorded copy of the final order of condemnation, or, if the final order has not been issued, a certified recorded copy of the order for possession showing the effective date upon or after which the acquiring entity is authorized to take possession of the property taken;

(B) A copy of a recorded deed showing acquisition by a public entity; or

(C) A certified copy of a final judgment of inverse condemnation.

Rule 462.500. (Continued)

(2) Upon receipt of a taxpayer request and proof of actual displacement, the assessor shall forward to the Board such information regarding the identification of a displaced property as the Board may require. The Board shall review such information to determine whether more than one request for assessment relief has been made as a result of a single taking or governmental acquisition and if so shall advise the appropriate assessor(s).

History: Adopted September 13, 1984, effective February 16, 1985.
Amended November 18, 1987, effective February 14, 1988.
Amended September 8, 2004, effective December 18, 2004.