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No. 2018/058

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TO COUNTY ASSESSORS:

**ASSESSORS' HANDBOOK SECTION 531,  
 RESIDENTIAL BUILDING COSTS**

The 2019 revision of Assessors' Handbook Section 531, *Residential Building Costs* (AH 531), updates costs contained in previous editions. These costs become effective as of January 1, 2019. The 2019 revision of AH 531 is available only on the Board of Equalization's (BOE) website. The entire text, photographs, and drawings of AH 531 are posted to the BOE's website at [www.boe.ca.gov/proptaxes/ah531.htm](http://www.boe.ca.gov/proptaxes/ah531.htm).

Statutory and regulatory considerations, general instructions, and pertinent information concerning the use of this handbook are contained in the *Costing Information* (AH 531.10) chapter. Specific instructions and comments appropriate to each building type or topic are found in the introductory pages of the respective chapter devoted to a particular structure type or topic. Diligent efforts have been made to supply accurate and reliable information. AH 531 should serve as a guide, but it is important for the appraiser to research local costs, as well as analyze permit costs and fees of jurisdictions in the region and to make appropriate adjustments where necessary. Due primarily to the wide variance in these costs, both within and among the counties, it may be necessary to supplement the data provided in AH 531 with local cost data.

Costs in this 2019 revision of AH 531 have increased due to the following combination of changes in the cost structure: the ability of new home builders to increase their entrepreneurial profit, an increase in the price of commodities, and an increase in contractor's profit. Other parts of the cost structure have remained the same. Appraisal judgement should be used to adjust for any market change that could affect costs after the publication date of AH 531.

The compilation of cost factors and specifications for AH 531 is a continuous process. If you have any questions or comments regarding this handbook, please contact the County-Assessed Properties Division at 1-916-274-3350.

Sincerely,

/s/ David Yeung

David Yeung, Chief  
 County-Assessed Properties Division  
 Property Tax Department

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