



OFFICE OF THE ASSESSOR-RECORDER-COUNTY CLERK

Richard N. Benson
Assessor-Recorder-County Clerk

CLAIM FOR NEW CONSTRUCTION EXCLUSION FROM SUPPLEMENTAL ASSESSMENT

IMPORTANT

THIS FORM MUST BE FILED WITH THE **ASSESSOR PRIOR TO OR WITHIN 30 DAYS OF THE COMMENCEMENT OF NEW CONSTRUCTION.**
IF YOU HAVE NOT RECEIVED NOTIFICATION OF APPROVAL OR REASON FOR DENIAL OF THIS CLAIM FROM THE ASSESSOR'S OFFICE **WITHIN 45 DAYS OF FILING,**
CALL (415) 499-7215.

THIS EXCLUSION FROM SUPPLEMENTAL ASSESSMENT
CAN ONLY BE GRANTED TO THE CLAIMANT NAMED ON THIS FORM.
ANY CHANGE IN OWNERSHIP WILL REQUIRE A REFILEING OF THIS CLAIM.

Property Owner's Name _____
Mailing Address _____
Parcel Number(s) _____
Situs Address _____
(Use space on reverse if necessary.)

| ASSESSOR'S USE ONLY | |
|---------------------|-------|
| Received | _____ |
| Approved | _____ |
| Denied | _____ |
| Reason | _____ |
| | _____ |
| | _____ |

STATEMENT

I am the owner of the property described herein, I will commence construction on the above property on _____ (date) and therefore, claim the construction exclusion from Supplemental Assessment and Taxation provided by Section 75.12 of the California Revenue and Taxation Code.

I currently offer, or intend to offer, the property for sale or other change in ownership and do not intend to rent, lease, occupy, or otherwise use the property, except as model homes or other use as is incidental to an offer for a change of ownership.

I understand that this exclusion shall apply only to Supplemental Assessment regarding new construction on this property and shall not preclude the reassessment of any such property on the regular assessment roll as of the first of January following the date of completion of construction or to any other Supplemental Assessments on this property.

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT.

NAME _____
(PLEASE PRINT)

() _____
(DAYTIME TELEPHONE NUMBER)

SIGNATURE _____

DATE _____

Only the owner or a co-owner of the above-described property (including a purchaser under contract of sale) or his legal representative may sign. If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of this contract, you must attach a copy of the claim.

125-590 (010611)

GENERAL INFORMATION

CLAIM FOR NEW CONSTRUCTION EXCLUSION FROM SUPPLEMENTAL ASSESSMENT

Section 75.12 of the California Revenue and Taxation Code provides that any real property on which new construction is completed and which qualifies for the exclusion under Section 75.12 shall not be added to the supplemental roll until the date that property, in whole or in part:

- (A) Changes ownership,
- (B) Is rented or lease, or
- (C) Is occupied or otherwise used by the owner or with the owner's consent, except a model home or other use which is incidental to an offer for a change in ownership whichever comes first.

This exclusion applies only if the owner notifies the Assessor in writing prior to, or within 30 days of, the commencement of construction that he or she offers or intends to offer for sale or other change in ownership, and that he or she requests exclusion from supplemental assessment. The exclusion also requires that the owner does not occupy, use, or intend to use, lease, or rent the property, except as model homes or other use as is incidental to an offer for a change in ownership.

Notwithstanding the paragraph above, an owner is not required to provide the notice described therein, and it is rebuttably presumed that a supplemental assessment is not required on property described in clauses (i) to (iii), inclusive, if the owner's property meets all of the following conditions:

- (i) The property is subdivided into five or more parcels in accordance with the Subdivision Map Act (Division 2 (commencing with Section 66410) of Title 7 of the Government Code), or any successor to that law.*
- (ii) A map describing the parcels has been recorded.*
- (iii) Zoning regulations that are applicable to the parcels or building permits for the parcels require that, except for parcels dedicated for public use, single-family residences will be constructed on the parcels.*

An owner who is granted the exclusion is required to notify the Assessor within 45 days of the earliest date that any of the following occur:

- 1. The property changes ownership subject to an unrecorded contract of sale
- 2. The property is rented or leased.
- 3. The property is occupied or used for any purpose other than incidental to an offer for a sale or other change in ownership.

A failure by the property owner to notify the Assessor of such a change in use or ownership on a timely basis may result in a penalty of \$100 or 10% of the taxes applicable to the new base year value of the property, whichever is greater, but not to exceed \$2,500.

APPLICANT'S NOTES FROM OTHER SIDE
