AMY DEBUSK HOME LOANS

MORTGAGE MADE EASY

Step by Step:
Buying a Home From Family

PLACER COUNTY EDITION

A guide for a for-sale-by-owner family purchase and the Proposition 19 follow-through.

Presented by Amy DeBusk

adebusk@loandepot.com | talkingwithamy.com

A NOTE FROM AMY

Amy DeBusk

Home Loans | Mortgage Made Easy

Family purchase. Professional process.

Buying from a parent or another family member can reduce selling friction, but it still needs a written agreement, financing, title work, escrow, disclosures, and careful county filing. This guide separates the home-purchase steps from the Proposition 19 steps so nothing falls through the cracks.

MORTGAGE MADE EASY TIP

A family transaction can feel informal. The paperwork should still be precise.

START A CONVERSATION

https://talkingwithamy.com

adebusk@loandepot.com

BEFORE YOU BEGIN

The two tracks in one family purchase

The sale and the tax filing are related, but they are not the same process.

A THOUGHTFUL FAMILY CONVERSATION IS THE BEST PLACE TO BEGIN

TRACK ONE

Buy the home

- Agree on price and terms
- Confirm financing and any gift of equity
- Use a written purchase agreement
- Open escrow and order title work
- Complete inspections, disclosures, appraisal, and closing

TRACK TWO

Protect the tax benefit

- Confirm the parent's principal-residence status
- Move in within one year
- File the Homeowners' Exemption within one year
- Complete BOE-19-P
- Keep proof and review every tax notice

MORTGAGE MADE EASY TIP

A purchase can qualify for Proposition 19. It does not have to be a gift.

PURCHASE STEPS 1-4

Build the transaction on solid terms

Start with the economics, then document them.

1 Agree on the basics

Price, closing date, items included, repairs, occupancy, closing costs, and who pays what.

2 Get preapproved

Tell the lender immediately that this is a family sale without agents. Income, credit, assets, debts, and occupancy will be reviewed.

3 Structure gifted equity

If the sale is below market value, the lender may document part of the difference as a gift of equity. Tax advice may be appropriate.

4 Use a written agreement

Include financing, deposits, inspections, disclosures, seller credits, personal property, possession, and any seller financing.

MORTGAGE MADE EASY TIP

Talk with the mortgage professional before finalizing the price or gift-of-equity amount.

PURCHASE STEPS 5-9

From escrow to keys

A family relationship does not replace due diligence.

5

Open escrow and title

Verify ownership, liens, mortgage payoffs, vesting, settlement figures, recording, and title insurance.

6

Inspect and disclose

Consider home, roof, pest, sewer, septic, well, insurance, and natural-hazard reviews. Complete required seller disclosures.

7

Appraisal and approval

The lender confirms value, condition, loan eligibility, and final underwriting. The Assessor separately determines taxable value.

8

Review final numbers

Check the loan, rate, payment, closing costs, credits, cash to close, estimated taxes, insurance, and vesting.

9

Sign and record

The closing package generally includes the deed, loan documents, final settlement statement, and BOE-502-A.

Estimated taxes from a lender may not reflect the final Proposition 19 calculation.

CLOSING PAPERWORK

BOE-502-A at closing

The Preliminary Change of Ownership Report normally travels with the deed.

WHAT THE BUYER REPORTS

- Buyer and seller names
- Property address and assessor parcel number
- Parent-child relationship
- Whether the home was the parent's principal residence
- Actual purchase price and financing terms
- Whether the buyer intends to occupy the property
- Actual or intended occupancy date

WHO FILES IT?

The buyer completes it. Escrow or the title company normally submits it with the deed to the Placer County Recorder.

FORM INCLUDED

KEEP THE COMPLETE SIGNED AND RECORDED CLOSING PACKAGE

PROPOSITION 19

The one-year residency clock

The most important post-closing deadline is not the three-year claim period.

1

YEAR

The child must make the home a principal residence and file the applicable exemption claim within one year of the transfer.

- Move into the property
- Update driver license, vehicle registration, voter registration, insurance, utilities, and mailing records
- File the Homeowners' Exemption or qualifying Disabled Veterans' Exemption
- Keep proof of occupancy and filing

WHY THIS MATTERS

BOE-19-P may have a longer filing window, but the principal-residence exemption has its own one-year requirement. File early.

BOE-19-P

Prepare the parent-child claim

Both sides of the family transfer participate in the filing.

PARENT / SELLER

- Full legal name
- Relationship to the buyer
- Principal-residence status
- Homeowners' or Disabled Veterans' Exemption status
- Partial-interest and joint-tenancy information
- Signature and certification

CHILD / BUYER

- Full legal name
- Relationship to the parent
- Actual or intended occupancy
- Exemption filing information
- Previous principal residence
- Signature and certification

GATHER THESE DETAILS

- Assessor parcel number, recorded document number, transfer date, occupancy date
- Complete trust or will and amendments when the transfer used one

TAXABLE VALUE

What the value limit can mean

Proposition 19 may preserve all or only part of the parent's taxable value.

FOR TRANSFERS FEBRUARY 16, 2025 THROUGH FEBRUARY 15, 2027

Parent's factored taxable value

+ $1,044,586

ILLUSTRATION

- Parent's taxable value: $400,000
- Protected threshold: $1,444,586
- Market value at transfer: $1,600,000
- Amount above threshold: $155,414
- Illustrated new taxable value: $555,414

Illustration only. The Placer County Assessor determines market value, eligibility, and final taxable value.

MASTER CHECKLIST

Your family-purchase checklist

BEFORE ESCROW

- [ ] Agree on terms
- [ ] Get preapproved
- [ ] Discuss gift of equity
- [ ] Prepare purchase agreement
- [ ] Select escrow and title

DURING ESCROW

- [ ] Complete inspections
- [ ] Review disclosures
- [ ] Complete appraisal
- [ ] Secure insurance
- [ ] Review title and vesting

AFTER CLOSING

- [ ] Move in
- [ ] Update residency records
- [ ] File Homeowners' Exemption
- [ ] File BOE-19-P
- [ ] Review every tax notice

MORTGAGE MADE EASY TIP

File early. Save confirmation. Review every supplemental and annual tax notice.

OFFICIAL RESOURCES

Web addresses you can copy and paste

Use the county pages below to access current forms and filing information.

PARENT-CHILD TRANSFERS AND BOE-19-P EFORM

https://www.placer.ca.gov/5574/Family-Transfers

HOMEOWNERS' EXEMPTION EFILE

https://www.placer.ca.gov/5657/Homeowners-Exemption

PRINTABLE PRELIMINARY CHANGE OF OWNERSHIP REPORT

https://www.placer.ca.gov/DocumentCenter/View/2778/Preliminary-Change-in-Ownership-Report-BOE-502-A-PDF

PLACER COUNTY PROPOSITION 19 ESTIMATOR

https://assessor.placer.ca.gov/Prop19Estimator

CALIFORNIA PROPOSITION 19 INFORMATION

https://boe.ca.gov/prop19/

Placer County Assessor | 2980 Richardson Drive, Auburn, CA 95603 | 530-889-4300

FORMS

Print, prepare, and file

The pages that follow include the currently available printable county ownership report and the current BOE-19-P reference copy.

- BOE-502-A: Preliminary Change of Ownership Report - printable and fillable.
- BOE-19-P: current state reference copy - use Placer County's live eForm to submit.
- Homeowners' Exemption: Placer County eFile only; the preparation checklist is in this guide.

IMPORTANT

The BOE-19-P pages are marked SAMPLE ONLY by the State Board of Equalization. They are included so clients can prepare. File through the current Placer County eForm at:

https://www.placer.ca.gov/5574/Family-Transfers

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Matthew R. Maynard, Placer County Assessor
2980 Richardson Drive Auburn, CA 95603-2640
Phone: (530) 889-4300
Email: assessor@placer.ca.gov

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must **be filed with each conveyance in the County Recorder's office for the county where the property is located.**

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFEROR

BUYER'S DAYTIME TELEPHONE NUMBER
( )

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

☐ YES ☐ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

☐ YES ☐ NO Are you a 100% rated disabled veteran who was compensated at 100% by the Department of Veterans Affairs or an unmarried surviving spouse of a 100% rated disabled veteran?

MAIL PROPERTY TAX INFORMATION TO (NAME)

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)	CITY	STATE	ZIP CODE

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

☐ ☐ A. This transfer is solely between spouses *(addition or removal of a spouse, death of a spouse, divorce settlement, etc.)*.

☐ ☐ B. This transfer is solely between domestic partners currently registered with the California Secretary of State *(addition or removal of a partner, death of a partner, termination settlement, etc.)*.

☐ ☐ * C. This is a transfer: ☐ between parent(s) and child(ren) ☐ between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
Is this a family farm? ☐ YES ☐ NO

☐ ☐ * D. This transfer is the result of a cotenant's death. Date of death ____________________

☐ ☐ * E. This transaction is to replace a principal residence owned by a person 55 years of age or older.

☐ ☐ * F. This transaction is to replace a principal residence by a person who is severely disabled.

☐ ☐ * G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency.

☐ ☐ H. This transaction is only a correction of the name(s) of the person(s) holding title to the property *(e.g., a name change upon marriage)*. If YES, please explain: ____________________

☐ ☐ I. The recorded document creates, terminates, or reconveys a lender's interest in the property.

☐ ☐ J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest *(e.g., cosigner)*. If YES, please explain: ____________________

☐ ☐ K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.

L. This is a transfer of property:

☐ ☐ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.

☐ ☐ 2. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.

☐ ☐ M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.

☐ ☐ N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.

☐ ☐ O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.

☐ ☐ * P. This transfer is to the first purchaser of a new building containing a ☐ leased ☐ owned active solar energy system.

☐ ☐ Q. Other. This transfer is to ____________________

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: ______________

B. Type of transfer:

☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)

☐ Contract of sale. Date of contract: ________ ☐ Inheritance. Date of death: ______________ ☐ Boundary Adjustment

☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: ______________

Original term in years *(including written options)*: _____ Remaining term in years *(including written options)*: _____

☐ Other. Please explain: ____

C. Only a partial interest in the property was transferred. ☐ YES ☐ NO If YES, indicate the percentage transferred: ____________%

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price $______________

B. Cash down payment or value of trade or exchange excluding closing costs Amount $______________

C. First deed of trust @ ______% interest for ______ years. Monthly payment $____________ Amount $______________

☐ FHA (___Discount Points) ☐ Cal-Vet ☐ VA (___Discount Points) ☐ Fixed rate ☐ Variable rate

☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller

☐ Balloon payment $____________ Due date: ____________

D. Second deed of trust @ ______% interest for ______ years. Monthly payment $____________ Amount $______________

☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller

☐ Balloon payment $____________ Due date: ____________

E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance $______________

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price $______________

G. The property was purchased: ☐ Through real estate broker. Broker name: __________________ Phone number:

☐ Direct from seller ☐ From a family member-Relationship ____________________

☐ Other. Please explain: ____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

____

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home

☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot

☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial

____

B. ☐ YES ☐ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: $ ______________ Incentives $ ______________

C. ☐ YES ☐ NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: $ ______________

☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: ____________

D. ☐ YES ☐ NO The property produces rental or other income.

If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: ____________________

E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor

Please describe: ____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER	DATE	TELEPHONE
▶		( )
NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars ($20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed a nd all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C, D, E, F, G: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. NOTE: If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

H: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

I: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

> "**Beneficial interest**" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

J: A "**cosigner**" is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

N: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the individuals and the interest held by each remains exactly the same in each and every parcel being transferred.

O: Check YES only if this property is subject to a government or nonprofit affordable housing program that imposes restrictions. Property may qualify for a restricted valuation method (i.e., may result in lower taxes).

P: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C. If this transfer was the result of an inheritance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner,* form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

> **"Mortgage insurance"** is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

> **"Closing costs"** are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

> A **"balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

> An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.

BOE-19-P (P1) REV. 04 (07-25)

CLAIM FOR REASSESSMENT EXCLUSION FOR TRANSFER BETWEEN PARENT AND CHILD OCCURRING ON OR AFTER FEBRUARY 16, 2021

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

A. PROPERTY

ASSESSOR'S PARCEL/ID NUMBER		
PROPERTY ADDRESS		CITY
RECORDER'S DOCUMENT NUMBER		DATE OF PURCHASE OR TRANSFER
PROBATE NUMBER *(if applicable)*	DATE OF DEATH *(if applicable)*	DATE OF DECREE OF DISTRIBUTION *(if applicable)*

B. TRANSFEROR(S)/SELLER(S) *(additional transferors, please complete Section E on Page 3)*

Print full name(s) of transferor(s)	Name	Name
Family relationship(s) to transferee(s)	Relationship	Relationship

1. Was this property the transferor's family farm? ☐ Yes ☐ No **If yes**, how is the property used?
   ☐ Pasture/Grazing ☐ Agricultural Commodity ☐ Cultivation: ___________________________
2. Was this property the transferor's principal residence? ☐ Yes ☐ No
   a. **If yes**, please check which of the following exemptions was granted or eligible to be granted on this property.
      ☐ Homeowners' Exemption ☐ Disabled Veterans' Exemption
   b. Is this property a multi-unit property? ☐ Yes ☐ No **If yes,** which unit was the transferor's principal residence?______
3. Was only a partial interest in the property transferred? ☐ Yes ☐ No **If yes**, percentage transferred _____ %
4. Was this property owned in joint tenancy? ☐ Yes ☐ No

IMPORTANT: If the transfer was through the medium of a will and/or trust, you must attach a full and complete copy of the will and/or trust and all amendments.

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information herein, including any accompanying statements or materials, is true, correct, and complete to the best of my knowledge and belief and that I am the parent or child (or transferor's legal representative) of the transferees listed in Section D. I knowingly am granting this exclusion and will not file a claim to transfer the base year value of my principal residence under Revenue and Taxation Code sections 69, 69.3, or 69.6.

SIGNATURE OF TRANSFEROR OR LEGAL REPRESENTATIVE ▶	PRINTED NAME	DATE
SIGNATURE OF TRANSFEROR OR LEGAL REPRESENTATIVE ▶	PRINTED NAME	DATE
MAILING ADDRESS		DAYTIME PHONE NUMBER ( )
CITY, STATE, ZIP		EMAIL ADDRESS

(Please complete applicable information on reverse side.)

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

BOE-19-P (P2) REV. 04 (07-25)

C. PARENT-CHILD RELATIONSHIP INFORMATION

1. If child was adopted, age at time of adoption: ______________________________
2. If stepparent/stepchild relationship is involved, was the parent still married to or in a registered domestic partnership *("registered" means registered with the California Secretary of State)* with the stepparent on the date of purchase or transfer? ☐ Yes ☐ No
3. If **NO**, was the marriage or registered domestic partnership terminated by: ☐ Death ☐ Divorce/Termination of partnership
4. If terminated by death, had the surviving stepparent remarried or entered into a registered domestic partnership as of the date of purchase or transfer? ☐ Yes ☐ No
5. If in-law relationship is involved, was the child-in-law still married to or in a registered domestic partnership with the child on the date of purchase or transfer? ☐ Yes ☐ No
6. If **NO**, was the marriage or registered domestic partnership terminated by: ☐ Death ☐ Divorce/Termination of partnership
7. If terminated by death, had the surviving child-in-law remarried or entered into a registered domestic partnership as of the date of purchase or transfer? ☐ Yes ☐ No

D. TRANSFEREE(S)/BUYER(S) *(additional transferees, please complete Section F on Page 3)*

Print full name(s) of transferee(s)	Name	Name
Family relationship(s) to transferor(s)	Relationship	Relationship

1. Is this property the transferee's family farm? ☐ Yes ☐ No
2. Is this property currently the transferee's principal residence? ☐ Yes ☐ No

   If yes, complete sections a, b, c, d, e, and f below:

   If no, date the transferee intends to occupy the property as the principal residence: ____________

   a. Is this property a multi-unit property? ☐ Yes ☐ No **If yes**, which unit is the transferee's principal residence: __________

   b. Has the transferee applied for a Homeowners' or Disabled Veterans' Exemption? ☐ Yes ☐ No

   If yes, complete sections c, d, e, and f.

   If no, to be eligible for the exclusion, the transferee must file and be eligible for one of the exemptions within one year of the transfer date. If the exemption claim is filed after the one-year period, prospective relief may be available.

   c. Name of transferee who filed or will be filing the exemption claim:______________________________________

   d. Type of Exemption: ☐ Homeowners' Exemption ☐ Disabled Veterans' Exemption

   e. Date the transferee occupied this property as a principal residence: ______________________________ ***(month/day/year)***

   f. Does the transferee own another property that is or was their principal residence? ☐ Yes ☐ No

   If yes, please provide the address below and the move-out date.

ADDRESS	COUNTY	ASSESSOR'S PARCEL/ID NUMBER
CITY, STATE, ZIP		MOVE-OUT DATE *(month/day/year)*

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information herein, including any accompanying statements or materials, is true, correct, and complete to the best of my knowledge and belief, and that I am the parent or child (or transferee's legal representative) of the transferors listed in Section B.

SIGNATURE OF TRANSFEREE OR LEGAL REPRESENTATIVE ▶	PRINTED NAME	DATE
SIGNATURE OF TRANSFEREE OR LEGAL REPRESENTATIVE ▶	PRINTED NAME	DATE
MAILING ADDRESS		DAYTIME PHONE NUMBER ( )
CITY, STATE, ZIP		EMAIL ADDRESS

Note: The Assessor may contact you for additional information.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

E. ADDITIONAL TRANSFEROR(S)/SELLER(S)

PRINT NAME	SIGNATURE	RELATIONSHIP TO TRANSFEREE

F. ADDITIONAL TRANSFEREE(S)/BUYER(S)

PRINT NAME	RELATIONSHIP TO TRANSFEROR

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

BOE-19-P (P4) REV. 04 (07-25)

CLAIM FOR REASSESSMENT EXCLUSION FOR TRANSFER BETWEEN PARENT AND CHILD
OCCURRING ON OR AFTER FEBRUARY 16, 2021
Revenue and Taxation Code Section 63.2
Property Tax Rule 462.520

For transfers occurring on or after February 16, 2021, section 2.1(c) of article XIII A of the California Constitution, implemented by Revenue and Taxation Code section 63.2, provides that the terms "purchase" or "change in ownership" do not include the purchase or transfer of a family home or family farm between parents and their children.

For purposes of this exclusion, a "child" means any of the following:

- A child born of the parent, except a child who has been adopted by another person.
- A stepchild, while the relationship of stepparent and stepchild exists.
- An in-law child, while the in-law relationship exists.
- A child adopted by the parent pursuant to statute, other than an individual adopted after reaching 18 years of age.
- A foster child of a state-licensed foster parent.

A family home must have been the principal residence of the transferor and must continue or become the principal residence of the transferee within one year of the date of transfer or change in ownership. For real property that is sold or gifted, the date of recording of the deed is presumed to be the date of transfer or change in ownership. For real property that is inherited via trust, will, or intestate succession, date of death is the date of change in ownership. **For a family home, the transferee must file for the homeowners' or disabled veterans' exemption within one year of the date of transfer or change in ownership. If the exemption claim is filed after the one-year period, prospective relief may be available.**

A family farm is any real property that is under cultivation or being used for pasture or grazing, or that is used to produce any agricultural commodity. “Agricultural commodity” means any and all plant and animal products produced in this state for commercial purposes, including, but not limited to, plant products used for producing biofuels, and cultivated industrial hemp (Government Code section 51201).

If the assessed value of the family home or each legal parcel of a family farm on the date of transfer exceeds the sum of the factored base year value plus $1 million, the amount in excess of this sum will be added to the factored base year value. Beginning February 16, 2023, and every other February thereafter, the $1 million amount will be adjusted by the percentage change in the Housing Price Index for California for the previous calendar year, as determined by the Federal Housing Finance Agency. For further information, please see the State Board of Equalization's website at www.boe.ca.gov/prop19.

Exclusion filing requirements:

- For a **family farm**, this claim form must be completed, signed by the transferor(s) and the transferee, and filed with the Assessor.
- For **a family home**, (1) this claim form must be completed, signed by the transferor(s) and the transferee, and filed with the Assessor; and (2) an eligible transferee must file for the homeowners' or disabled veterans' exemption within **one year** of the date of transfer or change in ownership.

This claim form is timely if it is filed within three years after the date of purchase or transfer, or prior to the transfer of the real property to a third party, whichever is earlier. If a claim form has not been filed by the date specified in the preceding sentence, it will be timely if filed within six months after the date of mailing of a notice of supplemental or escape assessment issued as a result of the purchase or transfer for which this claim is filed.

If either claim is not timely filed, prospective relief may be available.

This claim form is for transfers occurring on or after February 16, 2021. **For transfers occurring on or before February 15, 2021, please file claim form BOE-58-AH, *Claim for Reassessment Exclusion for Transfer Between Parent and Child*.**

NOTE: A county board of supervisors may authorize a one-time processing fee of not more than $175 to recover costs incurred by the County Assessor due to the failure of an eligible transferee to file a claim for the parent-child change in ownership exclusion after two written requests have been sent to an eligible transferee by the County Assessor.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION