

Constituent Legislative Proposal Form

This form has been provided to enhance Senator Cabaldon's ability to meet the needs of his constituents. **Please fill out as much of the following information as possible.** This form can be submitted to your nearest district office, the Capitol office in Sacramento, or emailed to: Senator.Cabaldon@senate.ca.gov

FIRST NAME _____ LAST NAME _____

ADDRESS _____

CITY _____ ZIP CODE _____

BEST CONTACT METHOD: ☐ EMAIL ☐ PHONE ☐ BOTH EMAIL/PHONE

_____ PHONE NUMBER: (____) _____ - _____

PART 1- PROPOSAL OVERVIEW

1A. Please write a short summary of the proposed legislation:

Reinstate property tax reassessment exemptions for certain real property transfers between family members (including by inheritance), which voters eliminated through Proposition 19 in 2020. Allows transfers to children (or grandchildren if parents are deceased) without property tax reassessment of (1) principal residence, regardless of its current value or continued use as principal residence and (2) \$1 million in other real property. Properties assessed under Proposition 19 may be reassessed under reinstated rules.

1B. What is the problem that requires this legislation? Please include as many details as possible.

Thanks to 2020 Proposition 19, families are being forced to sell truly affordable family homes, family farms and family investments. Some are being forced to close businesses. Tenants both residential and commercial are being impacted. Seniors and disabled are being displaced. Seniors are the largest demographic moving into homelessness. We don't need more Wards of the State. Only 22% of Californians can afford to buy. Forcing people to sell the only home they may ever own is unfortunate as the American Dream is slipping away.

1C. What is your proposed solution(s)?

A Constitutional Amendment to FiX 2020 Proposition 19 that would:

1. Keep portability.
2. Remove the unaffordable property tax reassessment reverting back to rules before the February 16, 2021, effective date.
3. Provide retroactivity for families that have already been harmed.

1D. How urgent is this legislation? ☐ Extremely ☐ Very ☐ Somewhat ☐ Low

PART 2- BACKGROUND INFORMATION

2A. Please provide any studies, reports, newspaper articles, or personal experience relating to your proposal.

Unfortunately, Proposition 19 was not marketed transparently for voters to vote on, and families are being forced to sell homes even if parents and children lived in the home:

https://edition.pagesuite.com/popovers/dynamic_article_popover.aspx?guid=bcf90418-f4ea-4d56-a60b-563b027601f8&appcode=SAN252&eguid=d068ff23-e150-4e03-a5e6-6828fbf4492f&pnum=1

Intended to help minorities, it hurts minorities:

<https://calmatters.org/commentary/2021/10/californias-tax-on-inherited-properties-hurts-minority-communities/>

Only 22% of Californians can afford to buy. Most inherit in their Golden Years and are forced to sell the only home they own:

<https://www.wsj.com/economy/housing/in-california-about-the-only-way-to-get-a-house-is-to-inherit-one-752fa87f>

<https://nypost.com/2026/03/23/real-estate/the-california-counties-where-home-ownership-is-inherited/#nypost-openweb-conversation>

Seniors are the largest demographic moving into homelessness:

<https://voiceofsandiego.org/2026/07/15/why-seniors-are-staying-homeless-longer-than-others/>

2B. LEGISLATIVE HISTORY- Are you aware of similar legislation previously introduced in California or in other states? If so, please fill out the table below.

Information about previous legislation can be found at: <http://leginfo.legislature.ca.gov/>. Search by using bill number or by keyword; analyses on each bill is available under the Bill Analysis tab.

AUTHOR	BILL NUMBER	OUTCOME
Seyarto	SCA4	Failed passage in committee. Reconsideration granted.
Bates	SB668	Returned to Secretary of Senate pursuant to Joint Rule 56.
Kiley	ACA9	Inactive Bill - Died.

2C. Are you willing to donate some of your time to help shape legislation, provide expertise, and generate support? ☐ Yes ☐ Maybe ☐ No

PART 3- IMPACT

3A. What is the potential impact of this legislation on the district? How would this proposal benefit the district? Please be as specific as possible.

Allowing people to age in place saves Government 4 x the cost of a public facility. Less homelessness as people are less likely to outlive assets if they have affordable housing. No Wards of the State if Special Needs families plans are not destroyed by Prop19. We are keeping the American Dream and Generational Wealth Building instead of forcing sales, converting owners to tenants subject to increasing housing costs and replacing with Generational Poverty. Tenants are less likely to be displaced by a reassessment or sale. Businesses will not have to struggle to find employees when employees relying on family homes are forced to move. We have a large Boomerang Generation. We can stabilize food costs and nutritional needs if our farms aren't being forced to sell. Only 6% of California is built up. 66% of Californians are childless and will eventually turn over. We can keep teachers and service workers relying on family homes. We lost a 2 teacher household when the 2nd campaign started.

3B. What is the potential impact of this legislation on the state? How would this proposal benefit the state? Please be as specific as possible.

The Author Mullin, said intent was for CalFire Funding. No funding has been transferred per Department of Finance, and as per Senator Blakespear, it is a dry well. Per the Legislative Analyst Office, "Some owners of inherited properties would pay lower property taxes. This would reduce revenue for local governments and schools by around \$1 billion per year in the first few years. These losses would grow over time, reaching around \$2 billion annually,"

(<https://lao.ca.gov/BallotAnalysis/Initiative/2025-017>). California spends about \$1.5 Billion on homelessness from the General Fund. Cities like San Francisco spend \$700-850 Million annually. Los Angeles City and County spends \$3 Billion. Napa County allocates \$24 Million. Sonoma County and its 9 Cities spend \$30.6 Million. California spends ~\$15 to 20 Billion on Long Term Care. The main cause of homelessness is loss of affordable housing. \$1 Million from a forced sale may last 16.8 years after which a Senior may end up homeless as those retiring at age 65 are likely to outlive assets. FiXing 2020 Proposition 19 will save Cities, Counties and the State Money with less homelessness and in-home care.

PART 4- FISCAL INFORMATION

4A. What is the fiscal impact of this legislation, including costs, savings, or revenue?

FiXing 2020 Prop19 fiscal impact long term could be more savings to the State on homelessness, senior care, and disabled spending versus keeping it, as we have an aging population. Per AI, California has approximately 9.18 million family households (representing 67.8% of the state's 13.55 million total households) that rely on primary family housing arrangements. Continued disruption of the balance will have disastrous effects as 50% of parents are subsidizing adult children \$863 monthly. The shift to Government for housing subsidies could be substantial.

4B. How could this potential legislation be funded?

Allocate affordable housing funds being used for 3Ps of Preservation and Protection to Preserve homes for Seniors, Disabled and Tenants.

PART 5- INTERESTS

Please list any groups which may support or oppose the bill.

SUPPORT	OPPOSE
Property Owners	Realtors
Tenants Rights Organizations Taxpayer Associations	CalFire
Chambers of Commerce	
Senior Groups Disability Groups	

PART 6- ADDITIONAL INFORMATION

Many groups that were originally for 2020 Proposition 19 have changed positions. In some cases the leadership took a position, but the membership was opposed. We have a Dear Campaign that can explain the various stakeholder positions:

- Dear Employer
 - Corporate
https://docs.google.com/document/d/1S_8KlgB_LrQ3Q_jNyCU5U6jMBqyHs7AFXUeaxQh80_E/edit?usp=sharing
 - Small business - Mom and Pop
<https://docs.google.com/document/d/1qltb5u5CZqqI2CRUJLWuxfKtB9Q5JVY2tJkkOHGIEC8/edit?usp=sharing>
- Dear Employee
<https://docs.google.com/document/d/14j5mfFTUW0yj035T65RGupggWeN9Gb-PVkf9iyGg-5Y/edit?usp=sharing>
- Dear Customer
https://docs.google.com/document/d/1KDD8kPf4LJD76sbrY_nplv-Wb-0abFgQVYoAfhYGKeM/edit?usp=sharing
- Dear Landlord
<https://docs.google.com/document/d/1kTrDgnvZrWUWfg9ueB021vI302a0YOkqX5X98b9u2oM/edit?usp=sharing>
- Dear Children
<https://docs.google.com/document/d/1kPFEbIgT5AoJe--JQegg1CIPDPEleWDZQluE9mMtNq8/edit?usp=sharing>
- Dear Tenant
<https://docs.google.com/document/d/1ziqkX2H7Mcod8c9UNOakjgw2cmhWAXE2U6Z8ZTJILSo/edit?usp=sharing>
- Dear Neighbor
https://docs.google.com/document/d/16oRWm_HBIVMXaSZFJioJ8sLxvRVLAOTktGW_leziYG8/edit?usp=sharing

Farmers will be hurt and food costs will increase:

<https://kmpH.com/news/local/advocates-push-to-amend-prop-19-aim-to-shield-homeowners-from-property-tax-hikes>