



June 5, 2025

Ms. Anne Kato
State Controller's Office
Local Government Programs and
Services Division
3301 C Street, Suite 740
Sacramento, CA 95816

Mr. Fernando Lemus
County of Los Angeles
500 West Temple Street, Room 603
Los Angeles, CA 90012

And Parties, Interested Parties, and Interested Persons (See Mailing List)

**Re: Draft Proposed Statewide Cost Estimate, Schedule for Comments,
and Notice of Hearing**
Disclosure Requirements and Deferral of Property Taxation, 22-TC-06
Statutes 2022, Chapter 712 (SB 989); Revenue and Taxation Code Sections
2610.8 and 2636.1

Dear Ms. Kato and Mr. Lemus:

The Draft Proposed Statewide Cost Estimate for the above-captioned matter is enclosed for your review and comment.

Written Comments: Written comments may be filed on the Draft Proposed Statewide Cost Estimate not later than **5:00 p.m. on June 16, 2025**. You are advised that comments filed with the Commission are required to be electronically filed (e-filed) in an unlocked legible and searchable PDF file, using the Commission's Dropbox. (Cal. Code Regs., tit. 2, § 1181.3(c)(2).) Refer to <https://www.csm.ca.gov/dropbox.shtml> on the Commission's website for electronic filing instructions. If e-filing would cause the filer undue hardship or significant prejudice, filing may occur by first class mail, overnight delivery or personal service only upon approval of a written request to the executive director. (Cal. Code Regs., tit. 2, § 1181.3(c)(3).)

Hearing: This matter is set for hearing on **July 25, 2025, in person at 10:00 a.m., at California Department of Food and Agriculture (CDFA), First Floor Auditorium, 1220 N Street, Sacramento, California, 95814 and via Zoom.**

The Proposed Statewide Cost Estimate will be issued on or about July 11, 2025.

This matter is proposed for the Consent Calendar. Please let us know in advance if you oppose having this item placed on the Consent Calendar.

Please also notify Commission staff not later than noon on the Tuesday prior to the hearing, July 22, 2025, that you or a witness you are bringing plan to testify and please specify the names of the people who will be speaking for inclusion on the witness list and the names and email addresses of the people who will be speaking both in person and remotely to receive a hearing panelist link in Zoom.

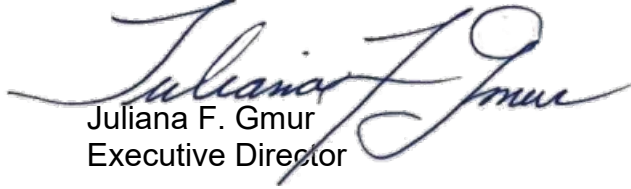
Ms. Kato and Mr. Lemus

June 5, 2025

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The last communication from Commission staff will be the Proposed Statewide Cost Estimate, which will be issued approximately 2 weeks prior to the hearing, and it is incumbent upon the participants to let Commission staff know if they wish to testify or bring witnesses.

Very truly yours,

A handwritten signature in blue ink, reading "Juliana F. Gmur". The signature is fluid and cursive, with the first name "Juliana" being more prominent and the last name "Gmur" following in a similar style.

Juliana F. Gmur
Executive Director

Hearing Date: July 25, 2025

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ITEM ____

DRAFT PROPOSED STATEWIDE COST ESTIMATE

\$26,572¹- \$33,810

Initial Claim Period, September 28, 2022 to June 20, 2023 and 2023-2024

**\$7,229 - \$8,032 [Plus the Implicit Price Deflator]
2024-2025 and Following**

Revenue and Taxation Code Sections 2610.8 and 2636.1 as Added by
Statutes 2022, Chapter 712 (SB 989)

Disclosure Requirements and Deferral of Property Taxation

22-TC-06

The Commission on State Mandates (Commission) adopted this Statewide Cost Estimate by a vote of [vote count will be included in the adopted Statewide Cost Estimate] during a regularly scheduled hearing on July 25, 2025 as follows:

Member	Vote
Lee Adams, County Supervisor	
Deborah Gallegos, Representative of the State Controller, Vice Chairperson	
Karen Greene Ross, Public Member	
Renee Nash, School District Board Member	
William Pahland, Representative of the State Treasurer	
Michele Perrault, Representative of the Director of the Department of Finance, Chairperson	
Alexander Powell, Representative of the Director of the Office of Land Use and Climate Innovation	

¹ This amount is rounded and matches the amount of the 2022-2023 claim filed. See Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 1.

STAFF ANALYSIS

Summary of the Mandate, Eligible Claimants, and Period of Reimbursement

This Statewide Cost Estimate addresses statewide increased costs arising from sections 2610.8 and 2636.1 of the Revenue and Taxation Code, added by Statutes 2022, chapter 712 (the test claim statute), effective September 28, 2022.²

Section 2636.1 requires a county with a population over four million as determined by the 2020 census (i.e., only Los Angeles County) to defer property tax payments without penalty or interest for property owners claiming relief under Proposition 19 and section 69.6 (the Prop. 19 implementation statute) until the county assessor determines their claim. Deferment requests must be filed with the county within one year of receiving the first tax bill for the replacement property, but before January 1, 2024.

Proposition 19 (November 2020) allows, beginning April 1, 2021, property owners who are over 55, severely disabled, or victims of a wildfire or natural disaster, to transfer the taxable base year value of their primary residence to a replacement primary residence located anywhere in the state within two years of the sale of the original primary residence to prevent or mitigate increased property taxes when these property owners move or rebuild.³ Property owners seeking relief under Proposition 19 and section 69.6 must file a claim with the county assessor where the replacement primary residence is located.⁴ Section 2636.1 sunsets on January 1, 2026.⁵

Section 2610.8, which does not sunset, requires the same county of over four million population to print brief summaries on property tax bills about the availability of Proposition 19 base year value transfers and tax deferment under section 2636.1.⁶

The Commission adopted the Test Claim Decision on July 26, 2024, and the Decision and Parameters and Guidelines on September 27, 2024, approving reimbursement for the County of Los Angeles.

The initial reimbursement period is September 28, 2022 to June 30, 2023 and fiscal year 2023-2024. The County of Los Angeles, the only eligible claimant,⁷ was required to file initial claims with the State Controller's Office (Controller) by April 29, 2025. Late

² Statutory references are to the Revenue and Taxation Code unless otherwise indicated.

³ California Constitution, article XIII A, section 2.1(b)(1).

⁴ Revenue and Taxation Code section 69.6(c)(1), (e)(1). California Constitution article XIII A, section 2.1(b)(4).

⁵ Revenue and Taxation Code 2636.1(f).

⁶ Revenue and Taxation Code 2610.8.

⁷ See Exhibit A, Test Claim Decision, pages 19-22. Exhibit B, Decision and Parameters and Guidelines, pages 6, 10.

initial reimbursement claims may be filed until April 29, 2026, but will incur a 10 percent late filing penalty of the total amount of the initial claim without limitation.⁸

Reimbursable Activities

The Commission approved the following reimbursable activities for the County of Los Angeles:

- Process deferment requests of property tax payments if received within one year of the first tax bill but before January 1, 2024, and defer without penalty or interest payments that are not paid through impoundment accounts until either the county assessor reassesses the property and a corrected tax bill pursuant to section 69.6 is sent to the owner, or the assessor has determined the property is not eligible for exclusion under section 69.6 and has notified the property owner.
- Print the following disclosures on each tax bill for properties that have been purchased, newly constructed, or changed ownership in the year preceding the tax bill:
 - A brief summary of the availability of the property tax relief under Revenue and Taxation Code section 69.6 (the Prop. 19 implementation statute), and
 - A brief summary of the deferment procedures under Revenue and Taxation Code section 2636.1.⁹

Offsetting Revenues and Reimbursements

According to the Parameters and Guidelines:

Any offsetting revenue the claimant experiences in the same program as a result of the same statutes or executive orders found to contain the mandate shall be deducted from the costs claimed. In addition, reimbursement for this mandate from any source, including but not limited to, state and federal funds, any service charge, fee, or assessment authority to offset all or part of the costs of this program, and any funds other than the claimant's proceeds of taxes shall be identified and deducted from any claim submitted for reimbursement.¹⁰

This is standard boilerplate language for offsetting revenue. Although offsets are not specified in the Parameters and Guidelines, the claimant identified \$3,779.85 in

⁸ Government Code section 17561(d)(3).

⁹ Revenue and Taxation Code sections 2636.1, 2610.8 (Stats. 2022, ch. 712). Exhibit B, Decision and Parameters and Guidelines, pages 7, 11.

¹⁰ Exhibit B, Decision and Parameters and Guidelines, page 14.

offsetting revenue, stating “32% of the S&S amount¹¹ which [sic] is reimbursement rate revenue received from the annual Property Tax Administration Claim.”¹²

Statewide Cost Estimate

Staff reviewed one unaudited reimbursement claim submitted by the County of Los Angeles, as compiled by the Controller. Staff developed the Statewide Cost Estimate based on the assumptions and methodology discussed herein.

Table 1. Initial Reimbursement Period (Sept. 28, 2022 to Jun. 30, 2024) Estimate

Activity A. Process deferment requests of property tax payments if received within one year of the first tax bill but before January 1, 2024, and defer without penalty or interest payments that are not paid through impoundment accounts until either the county assessor reassesses the property and a corrected tax bill pursuant to section 69.6 is sent to the owner, or the assessor has determined the property is not eligible for exclusion under section 69.6 and has notified the property owner. ¹³	\$17,487 - \$17,487
Activity B. Print the following disclosures on each tax bill for properties that have been purchased, newly constructed, or changed ownership in the year preceding the tax bill: <ul style="list-style-type: none"> • A brief summary of the availability of the property tax relief under Revenue and Taxation Code section 69.6 (the Prop. 19 implementation statute), and • A brief summary of the deferment procedures under Revenue and Taxation Code section 2636.1.¹⁴ 	\$11,812 - \$23,634
Indirect Costs	\$1,052 - \$1,052
Offsetting Revenues or Other Reimbursements	(\$3,780 - \$7,560)
10 Percent Late Filing Penalty	(\$0 - \$803)

¹¹ Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 2. It appears that S&S means “services and supplies.” The contract service claimed for Activity B is \$11,812.04, and the \$3,779.85 offset is 32 percent of the contract service.

¹² Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 2. See also pages 17-22 regarding SB 2557 reimbursement. On page 22, it states: “The NCC claimed under Property Tax Administration cost is \$20,829,534.32 and the amount we received from this claim is \$6,611,630.04 which is about 32%. The reimbursement received is about 32% annually for all our expenses related to the Property Tax Administration.”

¹³ Revenue and Taxation Code section 2636.1 (Stats. 2022, ch. 712).

¹⁴ Revenue and Taxation Code section 2610.8 (Stats. 2022, ch. 712).

Total Costs	\$26,572¹⁵ - \$33,810
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Table 2. Estimated Annual Costs for (2024-2025) and Following

Activity A. Process deferment requests of property tax payments if received within one year of the first tax bill but before January 1, 2024, and defer without penalty or interest payments that are not paid through impoundment accounts until either the county assessor reassesses the property and a corrected tax bill pursuant to section 69.6 is sent to the owner, or the assessor has determined the property is not eligible for exclusion under section 69.6 and has notified the property owner. ¹⁶	\$0
Activity B. Print the following disclosures on each tax bill for properties that have been purchased, newly constructed, or changed ownership in the year preceding the tax bill: <ul style="list-style-type: none"> • A brief summary of the availability of the property tax relief under Revenue and Taxation Code section 69.6 (the Prop. 19 implementation statute), and • A brief summary of the deferment procedures under Revenue and Taxation Code section 2636.1.¹⁷ 	\$11,812 - \$11,812
Indirect Costs	\$0 - \$0
Offsetting Revenue	(\$3,780 - \$3,780)
Late Filing Penalty	(\$803 - \$0)
Total Costs	\$7,229 - \$8,032

Assumptions

1. The test claim statute imposes requirements solely on the County of Los Angeles, the only eligible claimant.¹⁸
2. The test claim statute was effective on September 28, 2022. Property owners were required to request property tax deferment under section 2636.1 (that triggers Activity A) by January 1, 2024, and this deferment provision sunsets on

¹⁵ This amount is rounded and matches the amount of the claim. See Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 1.

¹⁶ Revenue and Taxation Code section 2636.1 (Stats. 2022, ch. 712).

¹⁷ Revenue and Taxation Code section 2610.8 (Stats. 2022, ch. 712).

¹⁸ Exhibit B, Decision and Parameters and Guidelines, pages 6, 10. Exhibit A, Test Claim Decision, pages 19-22.

January 1, 2026.¹⁹ Documentation submitted with the claims data (printed in Feb. 2025) indicates costs for the County Treasurer Tax Collector for Activity A only from September 2022 to March 2023 (and no documented County Assessor costs).²⁰ No claim was filed for 2023-2024. Thus, Activity A costs were all likely incurred and claimed in fiscal year 2022-2023.

3. Unlike deferment requests in section 2636.1 (Activity A.), the disclosures required by section 2610.8 (Activity B) are ongoing.²¹
4. The claimant identified offsetting revenue of \$3,779.85, stating “32% of the S&S amount which [sic] is reimbursement rate for revenue received from the annual Property Tax Administration Claim.”²² The amount claimed for contract services for Activity B is \$11,812.04; 32 percent of which is the amount offset (\$3,780). Since Activity B is ongoing, it is assumed that the offsetting revenue for S&S (services and supplies) will also be ongoing.
5. The claimant chose an indirect cost rate of 10 percent of its direct labor cost, which it incurred only in 2022-2023 for Activity A. There are no indirect costs for Activity B because it was contracted. Therefore, all indirect costs were incurred and claimed in fiscal year 2022-2023.
6. The amount claimed for the initial reimbursement period may increase if amended claims are filed.
7. The total amount for this program may be lower than the Statewide Cost Estimate based on the Controller’s audit findings. The Controller may conduct audits and reduce any claim deemed excessive or unreasonable.²³

Methodology

A. Initial Reimbursement Period (2022-2023 & 2023-2024) Cost Estimate

The low estimate is the actual costs claimed for 2022-2023. The high estimate is the same amount plus a potential estimated claim for 2023-2024 for only Activity B (less offsets and late filing penalties) in the same amount as 2022-2023. Fiscal year 2023-2024 costs for Activity A. and associated indirect costs are not included in the high estimate based on assumptions #2 and #5 above. The County of Los Angeles, the only

¹⁹ Revenue and Taxation Code section 2636.1(f) (Stats. 2022, ch. 712).

²⁰ Exhibit X, Claimant Data (fiscal year 2022-2023 claim), pages 5-12. In the Test Claim, the claimant alleged costs for the Assessor of \$9,092.48 for fiscal year 2022-2023 and estimated costs of \$22,397.44 for fiscal year 2023-2024. For the Treasurer Tax Collector, the claimant alleged costs of \$50,857 for fiscal year 2022-2023 and estimated costs of \$25,000 for fiscal year 2023-2024. Exhibit X, Test Claim, pages 12-13, 19 (Tellalyan Declaration), 22-23 (Herrera Declaration).

²¹ Exhibit A, Test Claim Decision, pages 17-18.

²² Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 2.

²³ Government Code section 17561.

eligible claimant, did not file a claim for 2023-2024 (due April 29, 2025), but may file a late claim until April 29, 2026, less a 10 percent late filing penalty.²⁴

For Activity A., processing deferment requests, the low estimated cost is the actual cost claimed: \$17,487. The high estimate is also \$17,487 because it is assumed that costs for Activity A were all incurred and claimed in 2022-2023 (see assumption #2 above).

For Activity B., printing disclosures on each tax bill for specified properties, the low estimate is the actual costs claimed: \$11,812. The high estimate includes a potential 2023-2024 claim in the same amount (\$11,812 + \$11,812) or \$23,634.

Indirect Costs: The low estimate for indirect costs is \$1,052, the indirect costs actually claimed. The high estimate is also \$1,052 because all indirect costs were claimed and incurred in 2022-2023 only for Activity A (see assumption #5 above).

Offsetting Revenues: The low estimate for offsetting revenues is \$3,780, the total amount of offsetting revenues actually claimed. The high estimate (adding potential offsetting revenue of \$3,780 for 2023-2024) is \$7,560.

Late Filing Penalties: The low estimate is \$0 because the initial claim compiled by the Controller was not assessed a late filing penalty. The high estimate assumes that the claimant will file a late claim for the 2023-2024, which will be subject to a late filing penalty, which is calculated by taking costs for Activity B (\$11,812) and subtracting offsets (\$3,780) for a net cost (\$8,032). The net cost is multiplied by a ten percent late filing penalty to calculate the estimated high late filing penalty (\$803).

B. Projected Annual Costs for Fiscal Year 2024-2025 and Following

Beginning in fiscal year 2024-2025, future statewide costs are estimated to be \$7,229 to \$8,032 annually.

As indicated in assumption number 2 above, the low estimate assumes that there are no costs claimed for Activity A, and no indirect costs (see assumption #5 above) in fiscal year 2024-2025 and beyond.

The low estimate further assumes the County of Los Angeles will continue to file annual reimbursement claims for Activity B (to print disclosures on each tax bill) and offsets for services and supplies (see assumption #4 above) at the same rate as fiscal year 2022-2023 as follows:

For Activity B., print disclosures on each tax bill for specified properties, the estimated costs are the actual costs claimed in 2022-2023: \$11,812.

Indirect Costs: The low and high estimate for indirect costs is \$0 because indirect costs were incurred only in 2022-2023 for Activity A (see assumption #5 above).

Offsetting Revenues: The low estimate for offsetting revenues is \$3,780, the total amount of offsetting revenues claimed in 2022-2023, because it is tied to the contract costs for Activity B (see assumption #4 above).

²⁴ Government Code section 17561(d)(3).

Late Filing Penalties: The low estimate is \$0 because none of the initial claims compiled by the Controller were assessed a late filing penalty. The high estimate assumes the claimant will file claims for the period of reimbursement (2023-2024 and beyond) that will be subject to a late filing penalty that is calculated by taking the costs for Activity B (\$11,812) and subtracting offsets (\$3,780) to get net costs (\$8,032). The net cost is multiplied by ten percent to calculate the estimated late filing penalty (\$803), which is the high potential late filing penalty.

Draft Proposed Statewide Cost Estimate

On June 5, 2025, Commission staff issued the Draft Proposed Statewide Cost Estimate.²⁵

Staff Recommendation

Staff recommends that the Commission adopt this Statewide Cost Estimate of \$26,572²⁶- \$33,810 for the Initial Claim Period that began on September 2022 and ends on June 20, 2023.

²⁵ Exhibit B, Draft Proposed Statewide Cost Estimate.

²⁶ This amount is rounded and matches the amount of the 2022-2023 claim filed. See Exhibit X, Claimant Data (fiscal year 2022-2023 claim), page 1.

DECLARATION OF SERVICE BY EMAIL

I, the undersigned, declare as follows:

I am a resident of the County of Sacramento, and I am over the age of 18 years, and not a party to the within action. My place of employment is 980 Ninth Street, Suite 300, Sacramento, California 95814.

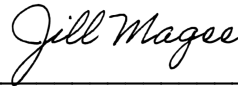
On June 5, 2025, I served the:

- **Current Mailing List dated May 20, 2025**
- **Draft Proposed Statewide Cost Estimate, Schedule for Comments, and Notice of Hearing issued June 5, 2025**

Disclosure Requirements and Deferral of Property Taxation, 22-TC-06
Statutes 2022, Chapter 712 (SB 989); Revenue and Taxation Code Sections 2610.8 and 2636.1

By making it available on the Commission's website and providing notice of how to locate it to the email addresses provided on the attached mailing list.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on June 5, 2025, at Sacramento, California.



Jill Magee
Commission on State Mandates
980 Ninth Street, Suite 300
Sacramento, CA 95814
(916) 323-3562

COMMISSION ON STATE MANDATES

Mailing List

Last Updated: 5/20/25

Claim Number: 22-TC-06

Matter: Disclosure Requirements and Deferral of Property Taxation

Claimant: County of Los Angeles

TO ALL PARTIES, INTERESTED PARTIES, AND INTERESTED PERSONS:

Each commission mailing list is continuously updated as requests are received to include or remove any party or person on the mailing list. A current mailing list is provided with commission correspondence, and a copy of the current mailing list is available upon request at any time. Except as provided otherwise by commission rule, when a party or interested party files any written material with the commission concerning a claim, it shall simultaneously serve a copy of the written material on the parties and interested parties to the claim identified on the mailing list provided by the commission. (Cal. Code Regs., tit. 2, § 1181.3.)

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