



# PROPERTY TAX REASSESSMENTS IN CALIFORNIA

**When a property undergoes reassessment, its Base Year Value is adjusted to match the current fair market value of the property. This adjustment typically results in higher property taxes. What can cause a property to be reassessed? Below is a simple guide for some basic scenarios that do and do not typically trigger property tax reassessments!**

## WILL TRIGGER A REASSESSMENT

- A change in ownership, such as a purchase.
- Transfers from friends or family that are not to a child's primary residence.
- Upon completion of new construction, including additions or any new structures.
- An addition, such as an ADU, will only add taxable value based on the addition, not the existing structure.
- Remodels where square footage is added, or improvements such as in-ground pools/spas will trigger a reassessment. Complete remodels of any rooms with upgraded fixtures and appliances can also trigger a reassessment due to the increase in value.

## WILL NOT TRIGGER A REASSESSMENT

- Refinances so long as there is no change in title.
- Transfers into a trust as long as the grantor(s) and the trustor(s) are the same person/people.
- Transfers occurring between husband and wife and between parent and child as long as the property becomes the primary residence of the transferee.
- The addition of Joint Tenants.
- Permits for standard repair and regular maintenance, such as installing a new roof, plumbing, rewiring, or replacing a deck, will not trigger a reassessment. Additionally, retrofitting for earthquake safety, or making accommodations for a permanently disabled person will also not lead to a reassessment.

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