



OFFICE OF THE ASSESSOR
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 LOS ANGELES, CALIFORNIA 90012-2770
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INSTRUCTIONS FOR COMPLETION
PRELIMINARY CHANGE OF OWNERSHIP REPORT
 Si desea ayunda en Español, llame al número 213.974.3211

The filing of a Preliminary Change of Ownership Report is required pursuant to California Revenue and Taxation Code sections 480.3 and 480.4. Accurately completing this report may result in lower property taxes in certain cases. The Office of the Assessor will also consider any "creative financing" that you use in the purchase of your property that may result in a lower assessment and lower property taxes. A recording fee surcharge of \$20.00 will be required if this report is not filed at the time a conveyance is submitted for recording.

This report is required for all deeds, including quitclaim deeds, excluding the following: easements, trustees' deeds upon sale or foreclosure instruments, deeds of trust and reconveyance documents, sheriff's marshal's/constable's, tax collector's, and treasurer's deeds. Additionally, this report is required for agreements of sale and/or contracts of sale, all affidavits of death (except for death of beneficiary under a deed of trust), all leases, memoranda of leases, and assignments of leases (excluding oil and gas leases).

The filing of a Preliminary Change of Ownership Report will assist the Office of the Assessor in updating the official records pertaining to your property, avoid the penalty imposed by Revenue and Taxation Code section 480, and waive the \$20.00 recording fee charge.

The Office of the Assessor can answer most questions concerning this report. Please call 213.974.3211 or email helpdesk@assessor.lacounty.gov.

Seller – Buyer

Enter the complete names of the Seller(s)/Transferor(s) and the Buyer(s)/Transferee(s). If **two** or more names are required for either the transferor(s) or transferee(s), and these names are clearly identified on the face of the document submitted for recording, you may enter "see recorded document."

Assessor's Parcel Number(s)

The Mapbook:xxxx; Page:xxx; and Parcel:xxx; is a ten-digit number found on the most recent tax bill for the subject property. List all parcels included within your legal description. If the real property described in the legal description portion of the conveyance document covers a portion of an Assessor's Parcel Number, indicate "portion of " and identify the parcel that represents the whole. It is important that the Assessor's Parcel Number(s) are correctly indicated to avoid erroneous or improper assessments.

Street Address or Physical Location of Real Property

Enter the number, street name, city, and zip code for the property being transferred. If the nine-digit zip code is available, enter all nine digits (XXXXX-XXXX).

Mail Property Tax Information To

Enter the name and mailing address to which all property tax or other official notices are to be sent. If the mailing address is the same as the property address, enter "same." Do not enter the name and address of your lender, escrow company, or attorney unless you want that person to receive all of your official property tax notices. If your mailing address subsequently changes, be sure to notify the Assessor to ensure that you receive appropriate notices and tax bills to avoid penalties. Enter a telephone number where you can be reached during the hours of 7:30 A.M. and 5:00 P.M.

Part 1 – Transfer Information

Certain transfers are excluded from reassessment. If the transfer should be excluded from reassessment or, as in the case of example M, it should be reassessed at less than market value, indicate the reason (see California Revenue and Taxation Code sections 60 and 68). The following are examples of the excluded transfers listed in Part 1, front side of the report:

- A. David Jones transfers (sells or gives) property to Mary Jones, his wife.
- B. Jim Smith transfers (sells or gives) property to Bob Green, his domestic partner, who is registered with the California Secretary of State.
- C. (1) David and Mary Jones transfer their principal residence to their son George Jones.
 (2) George and Susan Jones transfer their real property (excluding principal residence) valued at less than \$1,000,000 to Susan's parents, John and Jane Smith.
 (3) David and Mary Jones transfer their principal residence worth \$1,500,000 **plus** other real property worth less than \$1,000,000 to their daughter-in-law, Susan Jones.
 (4) David and Mary Jones transfer their principal residence to their granddaughter, Jill Green.
- D. (1) David Jones, aged 55 or older, sells his principal residence in Los Angeles County worth \$300,000. Within two years, he purchases a new home in Los Angeles County worth \$275,000. **Note:** In some cases, the replacement dwelling may be worth up to 110% of the value of the original residence. Contact the Office of the Assessor at 213.974.3211 for more information.
 (2) David Jones, aged 55 or older, sells his principal residence in another county worth \$250,000, then purchases a home within Los Angeles County within 2 years worth \$250,000 or less. **Note:** In some cases the replacement dwelling may be worth up to 110% of the value of the original residence. Contact the Office of the Assessor at 213.974.3211 for more information.

- E. (1) Mary Jones becomes permanently paraplegic from an accident and now requires a residence equipped for wheelchair access and handrails. Mary sells her principal residence and within two years purchases a replacement dwelling with wheelchair accessibility and handrails.
- (2) Mary Jones becomes permanently blinded in an automobile accident and now requires a residence equipped with safety features to help her function more safely at home. Mary sells her principal residence and within two years purchases a replacement dwelling suitable for safety feature installation and contracts with a builder to install all the necessary safety features.
- F. Mary Smith, holding title in her maiden name, transfers property to Mary Jones, her married name.
- G. Using a trust deed, David and Mary Jones transfer property to a trustee, XYZ Corporation, as security for a loan from ABC Savings and Loan Association. The transfer, by a reconveyance deed from the XYZ Corporation back to the Joneses, is also excluded. A transfer to or from a lender by a grant deed or quitclaim deed, rather than by a trust deed, should carry a recital: "This is a deed to secure a debt," or, "This is a deed to release a security interest."
- H. In order to qualify for a loan, David and Mary Jones add the name of Mary's sister to their title. The deed adding Mary's sister is an excluded transfer as is a deed removing the sister's name from the title. The deed should carry a recital stating the purpose of the transfer.
- I. XYZ Corporation, a trustee of the Jones Trust, transfers property to ABC Corporation, substitute trustee of the Jones Trust. **Note:** The trustee can also be an individual person.
- J. (1) David Jones, the trustor, creates and transfers property to a **revocable** *inter vivos* trust. As long as the trust is **revocable** by David Jones, any person(s) or entity(ies) can be named as the beneficiary(ies).
- (2) David Jones, the trustor, creates and transfers property to a trust that is **revocable** by David Jones. David Jones, who is also a joint tenant, names other joint tenant(s) as beneficiary(ies) when he dies.
- (3) David Jones, the trustor, creates an *inter vivos* trust naming himself and his wife as the beneficiaries. These trusts are generally revocable; however, the document should indicate that the trust is revocable and should identify the primary beneficiary(ies).
- (4) David Jones, the trustor, creates and transfers property to a trust. The terms of the trust provide for the termination of the trust and the return of the property to the trustor within less than 12 years.
- K. David Jones purchases property from the lessor that is subject to a lease to XYZ Corporation. The remaining term of the lease is 35 years or more (including written renewal options). Only the portion of the property subject to the lease is excluded from reassessment. If the lease does not encumber the entire parcel, indicate the portion subject to the lease.
- L. Jones and Smith transfer property to the XYZ Corporation (or Partnership). Jones and Smith are the only owners of XYZ. Jones' and Smith's respective ownership interests remain exactly the same both before and after the transfer.
- M. The Glen Oaks Housing Authority transfers a single family residence subject to long-term governmentally imposed resale and occupancy restrictions to Jim Smith, a qualified "low-income" buyer, at a below-market "affordable" sales price.
- N. David Jones is the initial purchaser of a newly constructed home equipped with an *active* solar energy collection, storage, and distribution system.

Additional exclusions that may be listed in Part 1 (Attach a separate sheet, if necessary):

- (1) XYZ Corporation assigns or sublets its leasehold where the remaining term of the lease is less than 35 years (including written renewal options).
- (2) David Jones transfers property to John Green, reserving a life estate for himself. The reservation clause must be included on the face of the conveyance document.

IF THIS TRANSFER MEETS ANY ONE OF THE ABOVE CONDITIONS, ANSWER (X) "YES" TO THE APPROPRIATE QUESTION IN PART 1: TRANSFER INFORMATION, SIGN AND DATE ON THE REVERSE SIDE. IF "C", "D", "E", OR "N" HAS BEEN CHECKED, YOU MUST FILE THE APPLICABLE CLAIM FORMS IN ORDER TO BE ELIGIBLE FOR THE EXCLUSION. THESE FORMS MAY BE OBTAINED FROM YOUR LOCAL REGIONAL ASSESSOR'S OFFICE, ONLINE AT ASSESSOR.LACOUNTY.GOV, OR BY CALLING 213.974.3211. IF THE TRANSFER IS NOT EXCLUDED, YOU MUST COMPLETE, AS APPROPRIATE, THE REST OF THE PRELIMINARY CHANGE OF OWNERSHIP REPORT.

Part 2, 3, and 4

Complete Parts 2, 3, and 4. **This report cannot be accepted, and the \$20.00 recording surcharge will not be waived without disclosure of the purchase price, if any** (Part 3A). If no consideration were paid (gift or transfer to decedent's estate or heirs), enter "N/A" (not applicable) in Part 3A. The terms of the sale are used by the Office of the Assessor to adjust the purchase price (generally downward).

Certification

This certification must be completed before this report can be accepted and the recording surcharge waived.

Alternative Filing Procedure

Should you prefer to pay the extra recording fee surcharge and not submit the *Preliminary Change of Ownership Report, BOE-502-A*, a standard *Change in Ownership Statement, BOE-502-AH*, will be mailed to you by the Office of the Assessor under authority of Revenue and Taxation Code section 480. Failure to return the *Change in Ownership Statement* within the prescribed time period will result in additional penalty.

Confidentiality of Information

California law requires that this report shall be held secret by the Office of the Assessor. The Office of the Assessor can only disclose and furnish information from this report when required by law. Revenue and Taxation Code section 480 requires limited disclosure to law enforcement agencies and the Board of Supervisors when conducting an investigation of the Assessor. Additionally, disclosure is permitted to named California State agencies where it has been demonstrated that disclosure of information from this report is relevant and authorized by law.



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PRELIMINARY CHANGE OF OWNERSHIP REPORT

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. 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.**

FOR RECORDER'S USE ONLY
DOCUMENT NO. / RECORDING DATE

SELLER/TRANSFEROR	ASSESSOR'S PARCEL NUMBER
BUYER/TRANSFeree	BUYER'S DAYTIME TELEPHONE NUMBER ()
STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY	

MAIL PROPERTY TAX INFORMATION TO (NAME)

ADDRESS	CITY	STATE	ZIP CODE
<input type="checkbox"/> YES <input type="checkbox"/> NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.			MO DAY YEAR

PART 1. TRANSFER INFORMATION

Please complete all statements.

- 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) grandparent(s) and grandchild(ren).
 - *D. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? YES NO
 - *E. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
 - F. 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: _____
 - G. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - H. 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: _____
 - I. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - J. 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 a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
 - 3. 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.
 - 4. to/from an irrevocable trust from which the property reverts to the creator/grantor/trustor within 12 years.
 - K. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - L. 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.
 - M. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
 - *N. This transfer is to the first purchaser of a new building containing an active solar energy system.

* If you checked YES to statements C, D, or E, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your previous tax base. If you checked YES to statement N, you may qualify for a property tax new construction exclusion. A claim form must be filed and all requirements met in order to obtain any of these exclusions. Contact the Assessor for claim forms.

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: _____
- 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 or acquisition price. Do not include closing costs or mortgage insurance. \$

Down payment: \$ _____ Interest rate: _____ % Seller-paid points or closing costs: \$ _____
Balloon payment: \$ _____

Loan carried by seller Assumption of Contractual Assessment* with a remaining balance of: \$ _____
* An assessment used to finance property-specific improvements that constitutes a lien against the real property.

B. The property was purchased: Through real estate broker. Broker name: _____ Phone number: () _____
 Direct from seller From a family member
 Other. Please explain: _____

C. Please explain any special terms, seller concessions, 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, are included in the purchase price. Examples are furniture, farm equipment, machinery, club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____

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

CERTIFICATION

*I certify (or declare) under penalty of perjury under the laws of the State of California 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. **This declaration is binding on each and every buyer/transferee.***

SIGNATURE OF BUYER/TRANSFEEE OR CORPORATE OFFICER	DATE
NAME OF BUYER/TRANSFEEE/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE
E-MAIL ADDRESS	