



CHANGE IN OWNERSHIP STATEMENT, DEATH OF REAL PROPERTY OWNER.

California law requires that the Assessor-Recorder be notified of a change in ownership as the result of a death of a real property owner within 150 days of the date of death, or if the estate is probated; at the same time that the "inventory and appraisal" is filed. Failure to notify the Assessor / Clerk-Recorder may result in the assessment of failure-to-file penalties.

Submit the completed form to the County Assessor-Recorder's Office in each County wherein the decedent owned real property. Incomplete forms will be denied.

The failure to file a Change in Ownership Statement, Death of Real Property owner within 90 days of the written request or within 150 days after the date of death or at the same time that the "inventory and appraisal" is filed results in a penalty of either:

1. *One hundred dollars (\$100), or*
2. *10% of the taxes applicable to the new base year value of the real property or manufactured home, whichever is greater, but not to exceed five thousand dollars (\$5,000) if the property is eligible for the homeowners' exemption or twenty thousand if the property is not eligible for the homeowners' exemption if that failure to file was not willful.*

This penalty will be added to the assessment roll and shall be collected like any other delinquent property taxes and be subject to the same penalties for nonpayment.

These forms can be obtained at the County Assessor's websites. Additional details regarding the specific requirements and effects of submitting this form can be found on page 2 of the form.

IMPORTANT NOTES:

- **Can the property be reassessed upon the death of the owner?** Yes. According to state law, death is considered a change in ownership and the real property or the manufactured home that is subject to local property taxation can be reassessed as of the date of death for property tax purposes.
- **Do I still have to file a Change in Ownership Statement if the property was held in the decedent's trust?** Yes. Whenever there is any change in ownership of real property or of a manufactured home that is subject to local property taxation, the transferee shall file a signed Change in Ownership Statement with the county assessor in the county where the real property or manufactured home is located. If the property is subject to probate proceedings, the Change in Ownership Statement shall be filed prior to or at the time the inventory and appraisal are filed with the court clerk.
- **Are parent/child transfers automatically excluded from reassessment?** No. In order to receive exclusion, the Claim for Reassessment Exclusion for Transfer Between Parent and Child must be filed with our office within a specified time frame.
- **Do I still need to record an Affidavit of Death?** Yes. This form does not remove or change the current title and is used for assessment purposes only.



CHICAGO TITLE®