

Understanding Prop 19 (as amended in Nov 2020)



These rules are in effect on and after April 1, 2021.

Homeowners who are 55 or over, severely disabled, or whose homes were destroyed by wildfire or natural disaster, may be able to transfer the taxable value of their primary residence to a replacement primary residence ...

- Anywhere in the state
- Regardless of the location
- Regardless of the value of the replacement primary residence — even if it's greater in value (with an upward adjustment in the tax basis if the replacement property is greater in value)
- Within two years of the sale of the original primary residence
- Up to three times (although there's no limit for those whose houses were destroyed by wildfire or natural disaster)

The information contained herein is intended to provide general information and is not intended as a substitute for individual legal advice. The actual amount of property taxes owed for any person will depend on the specific situation of the individual and a wide variety of other factors. Therefore, all persons are directed to seek the advice of an attorney regarding their specific tax and legal situation.

For full text of the bill, [see this website](#).