

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE VIII. OF CHAPTER 18 OF THE LAKE COUNTY CODE TO IMPLEMENT A LOW VALUE PROPERTY TAX EXEMPTION.

WHEREAS, Revenue and Taxation Code Section 155.20 allows a County Board of Supervisors, with certain limitations, to exempt from property taxation real property with a base year value, as adjusted by an annual inflation factor pursuant to subsection (f) of Section 110.1 of the Revenue and Taxation Code Section, or personal property with a full value so low that, if not exempt, the total taxes, special assessments, and applicable subventions on the real or personal property would amount to less than the cost of assessing and collecting them;

WHEREAS, the exemption provided for by Revenue and Taxation Code 155.20 is commonly known as the low value exemption; and

WHEREAS, the Board of Supervisors has determined that cost of assessing property and of collecting taxes, assessments and subventions on such property, exceeds the proceeds to be collected where the factored base year value of real property is \$5,000 or less.

NOW THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE ORDAINS AS FOLLOWS:

Section One: Article VIII of Chapter Eighteen of the Lake County Code is hereby added to read as follows:

ARTICLE VIII.

Section 18-92 - Exemption of certain low value property from property tax.

- (a) The Board of Supervisors hereby finds that the total taxes, special assessments, and applicable subventions on the types of property exempted by subsection (b) of this section would amount to less than the cost of assessing and collecting them.
- (b) Pursuant to the authority of Revenue and Taxation Code Section 155.20, subject to the limitations stated in Sections 18-92 and 18-93, the Board of Supervisors hereby exempts from property tax, the following:
 - (1) All real property with the exception of subsections (b)(3) through (b)(5) with a base year value less than, or equal to, five thousand dollars.

Section 18-93 - Exemption not applicable to property under Revenue and Taxation Code Section 52.

Notwithstanding the provisions of Section 18-92, the exemption from property tax stated therein shall not apply to any of the types of real property referred to in Section 52 of the Revenue and Taxation Code, including the following:

- (1) Property which is enforceably restricted pursuant to Section 8 of Article XIII of the California Constitution,
- (2) Property restricted to timberland use pursuant to subdivision (j) of Section 3 of Article XIII of the California Constitution,
- (3) Property subject to valuation as a golf course pursuant to Section 10 of Article XIII of the California Constitution, and
- (4) Property subject to valuation pursuant to Section 11 of Article XIII of the California Constitution.

Section 18-94 - No escape assessments.

- (a) The Board of Supervisors hereby finds as follows: When the amount of an escape assessment is so small that it results in a tax liability of fifty dollars or less, it is not economical to enroll the escape assessment because the amount of taxes is outweighed by the cost of assessing and collecting the taxes.
- (b) Therefore, pursuant to Revenue and Taxation Code Section 531.9, effective immediately upon the effective date of the ordinance codified in this Chapter, the Board of Supervisors hereby prohibits the County Assessor from making any escape assessment of an appraisal unit where that assessment would result in taxes in the amount of fifty dollars or less.

Section 18-95 - Cancellation of supplemental assessments.

- (a) The Board of Supervisors hereby finds as follows: When the amount of a supplemental assessment is so small that it results in a tax liability of fifty dollars or less, it is not economical to enroll the supplemental assessment because the amount of taxes is outweighed by the cost of assessing and collecting the taxes.
- (b) Therefore, pursuant to Revenue and Taxation Code Section 75.55, effective immediately upon the date this ordinance takes effect, the Board of Supervisors hereby authorizes the County Assessor to cancel any supplemental assessment of an appraisal unit where that assessment would result in a taxes in the amount of fifty dollars or less.

Section 18-96 - Tax years for which exemption available.

The exemption from property tax stated in Section 18-92 of this chapter shall first be available for the 2026-2027 tax year. The exemption shall be available for each tax year thereafter; provided, however, that the Board of Supervisors may repeal, limit, or modify the scope of this chapter for any such subsequent tax year or years by repealing, limiting, or modifying the exemption before the lien date for such subsequent tax year or years.

Section Two: The Board of Supervisors independently finds and determines that this action is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as an activity that is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a series of Municipal Code text amendments, it can be seen with certainty that there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revisions to the Municipal Code are exempt from further review under CEQA.

Section Three: All ordinances or parts of ordinances or resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict and no further.

Section Four: This Ordinance shall take effect on the _____ day of _____, 2025 and within fifteen (15) days after its passage the Clerk of the Board of Supervisors shall publish the adopted ordinance with the names of the Board Members and their votes at least once in a newspaper of general circulation printed and published in the County of Lake.

The foregoing Ordinance was introduced before the Board of Supervisors on the _____ day of _____, 2025 and passed by the following votes on the _____ day of _____ 2025.

ATTEST: SUSAN PARKER
Clerk to the Board of Supervisors

COUNTY OF LAKE
Chair of the Board of Supervisors

By: _____

By: _____

APPROVED AS TO FORM
LLOYD GUINTIVANO
County Counsel

By: _____