



Legislation Details (With Board Report)

File #: 20-813 **Name:** November 3, 2020 Ballot - Prop 19/21
Type: General Agenda Item **Status:** General Government - Consent
File created: 9/21/2020 **In control:** Board of Supervisors
On agenda: 10/6/2020 **Final action:**
Title: Consider adoption of recommendations from the Legislative Committee on two (2) measures which will appear on the November 3, 2020 ballot:
a. Proposition 19: Changes certain property tax rules. - Recommendation: None
b. Proposition 21: Expands local governments' authority to enact rent control on residential property. - Recommendation: Support

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Exhibit A Voter Information Guide for Proposition 19, 3. Exhibit B Voter Information Guide for Proposition 21, 4. Item No. 11 Completed Board Order

Date	Ver.	Action By	Action	Result
10/6/2020	1	Board of Supervisors		

Consider adoption of recommendations from the Legislative Committee on two (2) measures which will appear on the November 3, 2020 ballot:
a. Proposition 19: Changes certain property tax rules. - Recommendation: None
b. Proposition 21: Expands local governments' authority to enact rent control on residential property. - Recommendation: Support

RECOMMENDATION:

It is recommended that the Board of Supervisors consider adoption of recommendations from the Legislative Committee on two (2) measures which will appear on the November 3, 2020 ballot:

- a. Proposition 19: Changes certain property tax rules. - Recommendation: None
- b. Proposition 21: Expands local governments' authority to enact rent control on residential property. - Recommendation: Support

SUMMARY

The Board's Legislative Committee met on September 14, 2020 and reviewed Proposition 19 and Proposition 21 which will appear on the November 3, 2020 statewide ballot. The Committee made no recommendation on Proposition 19 and referred it to the Board for consideration. The Committee recommended a support position to the Board on Proposition 21.

DISCUSSION

The following information is provided by the official Voter Information Guide for the California General

Election on Tuesday, November 3, 2020 by the Secretary of State.

PROPOSITION 19: CHANGES CERTAIN PROPERTY TAX RULES. LEGISLATIVE CONSTITUTIONAL AMENDMENT. - *RECOMMENDATION: NONE*

Allows homeowners who are over 55, disabled, or wildfire/disaster victims to transfer primary residence's tax base to replacement residence. Changes taxation of family-property transfers. Establishes fire protection services fund. Fiscal Impact: Local governments could gain tens of millions of dollars of property tax revenue per year, probably growing over time to a few hundred million dollars per year. Schools could receive similar property tax gains.

Full Voter Information Guide on Proposition 19 is included as **EXHIBIT A**.

PROPOSITION 21: EXPANDS LOCAL GOVERNMENTS' AUTHORITY TO ENACT RENT CONTROL ON RESIDENTIAL PROPERTY. INITIATIVE STATUTE. - *RECOMMENDATION: SUPPORT*

Allows local governments to establish rent control on residential properties over 15 years old. Local limits on rate increases may differ from statewide limit. Fiscal Impact: Overall, a potential reduction in state and local revenues in the high tens of millions of dollars per year over time. Depending on actions by local communities, revenue losses could be less or more.

Full Voter Information Guide on Proposition 21 is included as **EXHIBIT B**.

On August 27, 2020, the Board took support positions on the following November 3, 2020 ballot measures:

- Proposition 16: Allows Diversity as a Factor in Public Employment, Education, and Contracting Decisions.
- Proposition 17: Restores Right to Vote After Completion of Prison Term.
- Proposition 18: Amends California Constitution to Permit 17-year-olds to Vote in Primary and Special Elections if they will turn 18 by the next general elections and otherwise be eligible to vote.

OTHER AGENCY INVOLVEMENT

The County Administrative Office-Intergovernmental and Legislative Affairs Division prepared this report with information provided by the County's state legislative advocacy firm (Nossaman LLP), and the Secretary of State's Office.

FINANCING

Approval of the recommendation included in this report will not result in additional General Fund contributions. If Propositions 19 and/or 21 are approved by California voters, the action(s) will result in a reduction in State and local revenues.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES

Mark a check to the related Board of Supervisors Strategic Initiatives

X Economic Development

X Administration

Health & Human Services

Infrastructure
Public Safety

Prepared by: Annette D'Adamo, MAIII
Approved by: Nicholas E. Chiulos, Assistant CAO

September 14, 2020

Attachments:

- EXHIBIT A: Voter Information Guide for Proposition 19
- EXHIBIT B: Voter Information Guide for Proposition 21