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(25-0035) EXEMPTS CERTAIN HOMEOWNERS AGED 60 OR OLDER FROM PROPERTY TAXES. INITIATIVE CONSTITUTIONAL AMENDMENT.

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Committee FPPC # 1485201

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OFFICIAL TITLE AND SUMMARY (SAME AS ON PETITION)

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

(25-0035) EXEMPTS CERTAIN HOMEOWNERS AGED 60 OR OLDER FROM PROPERTY TAXES. INITIATIVE CONSTITUTIONAL AMENDMENT. Reduces local property tax revenues by exempting a principal residence from property taxes if the homeowner, or the homeowner’s spouse: (1) is 60 years of age or older; and (2) has occupied the home as a principal residence for five consecutive years or has lived in California for at least 10 years. Exemption terminates if property no longer qualifies as a principal residence. After five years, homeowners must certify their continued eligibility to maintain exemption. Exemption does not apply to voter-approved special taxes, assessments, or bonds. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: **Many homeowners ages 60 or older would pay lower property taxes. This would reduce revenue for local governments and schools by \$12 billion to \$20 billion per year. These losses would grow over time.** (25-0035.)

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

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TO THE HONORABLE SECRETARY OF STATE OF CALIFORNIA

We, the undersigned, registered, qualified voters of California, residents of _____ County (or City and County), hereby propose amendments to the Constitution of California, and petition the Secretary of State to submit the same to the voters of California for their adoption or rejection at the next succeeding general election or at any special statewide election held prior to that general election or as otherwise provided by law. The proposed constitutional amendments read as follows:

_____THE 60+ PROPERTY TAX EXEMPTION ACT OF 2026_____

25-0035 EXEMPTS CERTAIN HOMEOWNERS AGED 60 OR OLDER FROM PROPERTY TAXES. INITIATIVE CONSTITUTIONAL AMENDMENT.

SECTION 1. The people of the State of California find and declare all of the following:

(a) Property tax exemptions for adults aged 60 and above are grounded in the need to provide financial relief to older residents who face rising costs but often have stagnant income. Many seniors rely on retirement sources such as pensions, social security, or modest savings that do not increase at the same pace as property taxes. As valuations and tax obligations grow, seniors may experience financial strain, prompting discussions about policy mechanisms to promote stability and prevent displacement.

(b) The 60+ Property Tax Exemption Act of 2026 has the following goals:

(1) Protecting fixed-income households. Property taxes often increase faster than cost-of-living adjustments. For seniors whose income does not rise proportionately, tax burdens can become unsustainable. Exemptions allow limited income to be allocated toward essential needs such as health care, food, medication, and utilities.

(2) Preventing displacement. Rapid economic growth and rising property valuations can unintentionally displace long-term residents. A senior exemption acts as a buffer against the economic forces that could otherwise push older adults out of

their communities and away from familiar support structures.

(3) Supporting community continuity. Long-time residents strengthen neighborhood cohesion. Their ongoing presence contributes to local engagement, volunteerism, community memory, and intergenerational stability.

(4) Acknowledging long-term contributions. Many seniors have contributed to local education systems, infrastructure investments, and public services through decades of property tax payments. Offering relief in later years recognizes this long-standing support.

(c) Aging in place is associated with the following benefits:

(1) Stability and familiarity. A long-term home provides predictable routines and familiar surroundings that support cognitive and emotional well-being. For older adults, especially those managing early memory decline, maintaining a known environment can reduce stress and confusion.

(2) Emotional and psychological well-being. Remaining in one's home reinforces personal identity and dignity. Research shows lower rates of depression and improved emotional health among seniors who maintain their residential stability.

(3) Maintained social and community networks. Older residents often depend on local relationships built over many years, such as neighbors, small businesses,

community groups, and places of worship. These networks form an informal safety net that can support daily needs and reduce isolation.

(4) Financial predictability. For many seniors, a paid-off home offers stable monthly costs. Moving often involves higher rent or mortgage costs, new utility deposits, and other upfront expenses that can erode retirement savings.

(5) Improved long-term health outcomes. Research indicates that seniors who age in place often maintain greater independence, experience better health outcomes, and may have delayed or reduced need for institutional care. These outcomes also benefit families and community support systems.

(d) Senior displacement is associated with the following consequences:

(1) Psychological harm. Losing a long-term home can be associated with anxiety, grief, and emotional distress. Involuntary relocation disrupts stability and may impact mental health significantly.

(2) Loss of support systems. Displacement can sever ties with neighbors, nearby family, and health care providers. Loss of these support structures may increase social isolation, which is linked to negative health outcomes and higher mortality risk.

(3) Physical health risks. Relocation is physically and emotionally challenging for many older adults and is correlated with

increased hospitalization rates among seniors. Navigating a new environment may also increase vulnerability to accidents or disorientation.

(4) Financial strain. Relocating often introduces higher costs, potentially depleting retirement income. Increased housing expenses can create long-term financial instability.

(5) Loss of long-time members of the community. Communities benefit from retaining long-time residents. When seniors are displaced, neighborhoods lose historical knowledge, volunteer contributions, and intergenerational relationships that contribute to social resilience.

(e) A property tax exemption for residents aged 60 and above addresses several interconnected policy goals: stabilizing senior housing, supporting those on fixed income, reducing displacement risk, and recognizing decades of contribution to community systems. Aging in place is associated with improved health, emotional well-being, and community continuity. Understanding these dynamics provides insight into the broader value of supporting seniors in maintaining stable housing during later stages of life.

SEC. 2. Section 1.9 is added to Article XIII A of the California Constitution, to read:

SEC. 1.9. (a) (1) Notwithstanding any law and commencing with the lien date for the 2027–28 fiscal year, the principal residence of an eligible homeowner is exempt from the ad valorem property tax.

(2) (A) This exemption shall not apply to any tax, assessment, fee, or charge authorized by paragraphs (2) to (4), inclusive, of subdivision (a) of Section 3 of Article XIII D.

(B) This exemption shall not apply to ad valorem taxes or special assessments to pay the interest and redemption charges of the debts described in subdivision (b) of Section 1.

(3) If an ascertainable portion of the property is used for rental, commercial, or business purposes, that portion of the property shall not receive the exemption provided by this section.

(b) A homeowner may additionally claim the exemption provided in subdivision (a) if both of the following are true on the lien date for the fiscal year for which the exemption is claimed:

(1) The homeowner's spouse meets the requirements of subparagraphs (A) and (B) of paragraph (3) of subdivision (h).

(2) The property for which the exemption is sought is the principal residence of the homeowner and their spouse.

(c) (1) A homeowner seeking this exemption shall file an application with the county assessor, on forms prescribed by the State Board of Equalization, and shall include documentation sufficient to prove all of the following:

(A) That the homeowner, or spouse if the exemption is sought pursuant to subdivision

(b), is 60 years of age or older on the lien date for the fiscal year for which the exemption is sought. Acceptable documentation for this requirement shall include, but not be limited to, a current driver's license or identification card issued by this state.

(B) That the homeowner is the holder of the record title for the property.

(C) That the homeowner, or spouse if the exemption is sought pursuant to subdivision (b), meets the requirement in subparagraph (B) of paragraph (3) of subdivision (h).

Acceptable documentation for this requirement shall include, but not be limited to, voter registration records and utility or tax bills for the property.

(2) The exemption shall continue for five years, including the fiscal year for which the exemption is first applied, or until it is terminated pursuant to subdivision (d). After five years, the homeowner must certify, by filing a signed form prescribed by the State Board of Equalization, that the conditions authorizing the exemption have not changed.

(d) The exemption provided by this section shall terminate if any of the following occur:

(1) There is a change in ownership of the property.

(2) The property no longer qualifies as the principal residence of the homeowner.

(3) The property no longer qualifies as the principal residence of the spouse if the exemption was granted pursuant to subdivision (b) and the homeowner does not qualify as an eligible homeowner.

(4) The homeowner fails to certify the continuing validity of their exemption pursuant to paragraph (2) of subdivision (c).

(e) (1) If an exemption or any portion of an exemption has been terminated or has been incorrectly allowed, an escape assessment in the amount of the exemption, or an appropriately prorated amount based on the portion of the fiscal year which the exemption existed, with interest as provided in Section 506 of the Revenue and Taxation Code, as that section read on January 1, 2026, shall be made.

(2) Where the exemption or a portion of the exemption was allowed as the result of an assessor's error, the amount of interest shall be forgiven.

(f) The State Board of Equalization shall promulgate regulations to implement this section pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code), as may be amended from time to time by the Legislature, or any successor to those provisions.

(g) (1) In order to prevent duplications of the exemption provided by this section within the state and improper overlapping with other benefits provided by law, county assessors may supply information from property tax exemption claims made pursuant to this section and county records

as is specified by written request of the board necessary to fully identify all property tax exemption claims allowed by the assessors. The board may specify that the information include all or a part of the names and social security numbers of claimants and spouses and the identity and location of the dwelling to which the exemption applies. The information may be required in the form of data-processing media or other media and in such format as is compatible with the recordkeeping processes of the counties and the auditing procedures of the state.

(2) Any information supplied pursuant to this subdivision shall be used solely for the purposes of the subdivision and shall remain confidential. That information shall be handled in compliance with all state and federal privacy laws and shall not be subject to the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code).

(h) For purposes of this section, the following definitions apply:

(1) "Ad valorem property tax" means the ad valorem tax imposed pursuant to Article XIII and this article.

(2) "Board" means the State Board of Equalization.

(3) "Eligible homeowner" means a homeowner who meets both of the following requirements on the lien date for the fiscal year for which the exemption is claimed:

(A) Is 60 years of age or older.

(B) Has occupied the property as their principal residence for a continuous period of 5 years or more, or has been domiciled in the state for 10 years or more.

(4) "Principal residence" has the same meaning as that term is used in subdivision (k) of Section 3 of Article XIII.

(5) "Spouse" includes a person who has established a domestic partnership pursuant to subdivision (b) of Section 297 of the Family Code, as may be amended from time to time by the Legislature, or any successor to those provisions.

SEC. 3. The people of the State of California find and declare that Section 2 of this act, which adds Section 1.9 to Article XIII A of the California Constitution, imposes a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the people of the State of California make the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

This safeguard is necessary to ensure the protection of the privacy rights of California residents and prevents the misuse, disclosure, or unauthorized access to sensitive personal information.

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NOTICE TO THE PUBLIC: SIGN ONLY IF IT IS THE SAME MONTH SHOWN IN THE OFFICIAL TOP FUNDERS OR YOU SAW AN “OFFICIAL TOP FUNDERS” SHEET FOR THIS MONTH. THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. YOU HAVE THE RIGHT TO ASK. THE PROPONENTS OF THIS PROPOSED INITIATIVE MEASURE HAVE THE RIGHT TO WITHDRAW THIS PETITION AT ANY TIME BEFORE THE MEASURE QUALIFIES FOR THE BALLOT.

All signers of this petition must be registered to vote in _____ County

1.	Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign As Registered To Vote: _____	Residence Address ONLY: _____ City: _____ Zip: _____
2.	Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign As Registered To Vote: _____	Residence Address ONLY: _____ City: _____ Zip: _____

DECLARATION OF CIRCULATOR
(to be completed after above signatures have been obtained)

I, _____, am 18 years of age or older. My residence address is

(address, city, state, zip)

I circulated this section of the petition and witnessed each of the appended signatures being written. Each signature on this petition is, to the best of my information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were obtained between the dates of _____ and _____.

(month/day/year) (month/day/year)

I certify, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct, and that I showed each signer a valid and unfalsified **Official Top Funders** disclosure and all four (4) pages of this petition.

Executed on _____, _____, at _____
(month/day) (year) (place of signing)

SIGN ABOVE (complete signature indicating full name of circulator)

[Dates of circulation, printed name, and residence address must be in circulator’s own hand.]

Questions: Call 408 805 5993 | ExemptPropertyTax.com

Return Petition to: California Property Tax Exemption, 2010 N. 1st Street, Ste 470, San Jose 95131