

BALLOT INITIATIVE #25-0035
THE 60+ PROPERTY TAX EXEMPTION ACT OF 2026
FPPC #1485201 | EIN #41-2657087

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FREQUENTLY ASKED QUESTIONS

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1 [What is Ballot Initiative 25-0035? How can I get involved?](#)

Ballot Initiative 25-0035 proposes a property tax exemption for eligible Californians age 60 and older on their primary residence. The goal is to help seniors remain in their homes and reduce displacement caused by rising housing costs.

Visit: exemptpropertytax.com. There you can:

- Download the petition form

- Learn more about the initiative
- Share information with neighbors
- Access outreach materials

2 A) Will this affect Prop 13?

Ballot Initiative 25-0035 does NOT eliminate or change Proposition 13.

Prop 13 remains fully intact, including the 1% tax cap and annual assessment limits.

What this initiative proposes is an additional exemption layer for eligible homeowners age 60+ on their primary residence. That means:

- ✓ Prop 13 protections stay exactly the same
- ✓ Property-tax rules under Prop 13 are unchanged
- ✓ The initiative simply adds extra relief – similar to how California already provides exemptions for disabled veterans or homeowners

In California, exemptions are common and are administered *on top of* Prop 13 – not instead of it. We encourage everyone to review the full language and FAQ before drawing conclusions.

2 B) Prop 13 reduced funding for schools and local government. This new property tax exemption for the 60+ will reduce funding too?

Despite claims that Prop 13 reduced funding, statewide property-tax revenue rose dramatically:

Late 1970s: roughly \$6–7 billion per year (when Prop 13 was passed)

Early 80s: right after Prop 13 passed in 1978, property-tax revenue fell in the short term.

1990s: Property tax went up to \$20 billion+

2010s: about \$50–60 billion

Today: well over \$90–100 billion annually

2 C) Prop 13 protection has helped seniors, but seniors continue to struggle!

What many reports don't capture is the human cost of rising property taxes – including foreclosures among retirees on fixed incomes. Examples seen in other states show bank repossessions and neglected homes tied to seniors who could no longer keep up with taxes, not mortgages. In high-cost regions like the Bay Area, annual property tax bills of \$18,000–\$30,000 can push longtime residents toward displacement, even under Prop 13 protections. The concern is that rising tax burdens – especially for retirees – may quietly drive foreclosures, out-migration, and financial stress that traditional fiscal models fail to measure. That's why this exemption plan is critical!

2 D) Does this property tax exemption initiative impact Prop 19 or the death tax?

2020's Prop 19 toppled Prop 58 and the provision to keep your parents' tax basis when you inherit family property. The title change may reassess the property, which means a HUGE PROPERTY TAX INCREASE for you. [#FixProp19, Reinstate 58, Repeal the Death Tax = same movement.](#)

Prop 19 allowed such a reassessment when property is inherited, potentially leading to substantially higher property taxes that, for some heirs, make it difficult to keep family homes. The 60+ Property Tax Exemption does not change inheritance rules or fully resolve that issue. However, it can provide meaningful relief over time – because once heirs themselves reach age 60 and qualify, the exemption could reduce or eliminate the property-tax burden on their primary residence, offering stability even after reassessment.

Here are three reasons why we need to #FixProp19 and Repeal the Death Tax - visit <https://forcalifornians.com/> for details

The Death Tax punishes families twice – after paying taxes their entire lives, Californians are taxed again when passing down their home or savings.

It forces heirs to sell family homes or small businesses just to cover the tax bill, tearing away generational security.

It drives wealth and jobs out of California, discouraging families and entrepreneurs from planting roots in our state.

3 A) [What about the fiscal impact of such a tax exemption?](#)

Sacramento's Legislative Analyst's Office (LAO) conducted the fiscal analysis and projected a potential \$12–\$20 billion reduction in property tax revenue. Even at that level, it represents a relatively small share of California's roughly \$100 billion annual property tax base and \$350 billion total state budget. However, we do not agree with the LAO's conclusions – and here's why:


The LAO estimate relies on static, worst-case assumptions that don't reflect real-world behavior, economic feedback, or natural eligibility limits among seniors. It presents raw revenue impacts without proper context against California's \$350B budget, \$100B property-tax base, or normal budget volatility. The analysis also overlooks offsetting savings from preventing senior displacement, homelessness programs, and fails to account for efficiencies from technology and AI-driven government optimization. In short, it models cost – but not outcomes, savings, or real-world dynamics. Please review the (financial view) op-ed piece on our website exemptpropertytax.com for our complete statement.

3 B) [BTW - why isn't Sacramento talking about fiscal impacts of the billions in waste?](#)

Why are we paying more taxes while billions go to waste? Here's [a CBS report on Sacramento's failures to follow through on audit reports](#).

\$20B+ lost to unemployment fraud,

\$20B+ homelessness spending without accountability,





 300+ audit fixes still unresolved – lawmakers failed to act on 3 out of 4 recommendations.

These were problems already identified, yet Sacramento keeps talking about new taxes.

👉 Before asking Californians to pay more, Sacramento must show it can manage resources responsibly.

Cutting waste, restoring oversight, and bringing fiscal discipline back to government should come first.

Call to Action to correct California's course:

-  No more tax increases until waste is fixed.
-  Act on outstanding audit recommendations first.
-  Cut fraud, duplication, and broken programs before asking taxpayers to pay more.
-  Accountability first – taxes later.

C) What about the fiscal impact on schools?

Schools will not lose funding. California schools are protected by Proposition 98 funding guarantees. When local property tax revenue changes, the state backfills funding through the General Fund. Parcel taxes, bonds, and voter-approved assessments remain unchanged. And property tax will continue to rise - not shrink - clearly demonstrated by the Prop 13 historical view.

Who qualifies for the exemption?

To qualify, a homeowner must:
Be 60 years of age or older

Use the property as their primary residence aka exemption does NOT apply to a 2nd home

Have lived in California for at least 10 years or owned/occupied the home for 5 consecutive years

Public policy should reflect a person's ability to pay, not just the paper value of their home. Many long-time homeowners – especially seniors – purchased their homes decades ago when prices were modest, and today's high valuations often reflect market inflation rather than personal wealth or income. Using property value alone to determine eligibility risks excluding residents who live on fixed or modest incomes despite living in highly appreciated neighborhoods. A fair approach recognizes that rising home values do not necessarily translate into liquid income, and policies should prioritize financial reality over market speculation. Thus, this policy has AGE as the only major criterion.

Does this apply to all property taxes?

No. The exemption applies only to the base property tax on a primary residence.

It does not eliminate voter-approved parcel taxes, bonds, or special assessments.

6 What is the difference between a signature gatherer and a Circulator. If I am the signature gatherer, who should be the Circulator?

They are the same. Each petition can get signatures from residents of a single county. The circulator can reside in another county. If you are the only one signing the form, you will need to fill the Declaration of Circulator i.e you are also the circulator.

7 Why do I need to send all 4 pages with signatures? Didn't Prop 19 signatures only require one page?

We must follow the California Secretary of State's rules. This initiative is a state constitutional amendment – unlike Prop 19 – and the full legal text, prepared by an attorney, must be included with every signature packet. All pages are required to ensure compliance and validity.

Citizen-led initiatives are difficult; unfortunately we have to follow the rules of engagement. Please understand that the petition format is not something we created arbitrarily. The multi-page format is required so that the Secretary of State can legally validate the signatures. A single signature page would be rejected - you have to print and mail the first 4 pages. Of course, we would love to do an online change.org campaign for this - but this is not what the Secretary of State mandates. We would never ask supporters to do something incorrectly or submit paperwork that would not be accepted. The petition form has been constructed to ensure we follow all the rules. Our goal is simply to ensure that every signature collected counts.

8 Seniors are already very affluent. Why do they deserve a break?

I believe our seniors deserve respect, dignity, and thoughtful consideration – not to be treated as targets or burdens. After a lifetime of work, contribution, and sacrifice, older adults should be able to live their remaining years with stability and peace of mind. Regardless of their circumstances today, their achievements reflect decades of effort, and our policies should honor that reality. As a society, we must remember that every generation will one day reach this stage of life, and how we treat seniors today reflects the values we hold for ourselves tomorrow. Any responsible effort that improves the well-being, security, and comfort of our senior community deserves serious support, especially when it can be achieved without harming the broader public good.

9 Will this raise taxes on younger residents?

The initiative is designed to help seniors without raising taxes on any group. It seeks to maintain funding for schools and essential services without increasing taxes through cuts to waste and optimization of OpEx.

10 Can you change the age limit?

To make any change, we would need to hit the reset button which would make the signatures collected so far null and void.

1 1 Why not cut waste, optimize government instead?

The mantra of our elected leaders is to raise taxes first! Before turning to new taxes or raising existing ones, we must first ensure that public spending is transparent, accountable, and delivering measurable results. Californians deserve confidence that every dollar collected is used efficiently and tied to clear outcomes, not simply increased funding without evaluation. Fiscal responsibility requires government to prioritize performance, oversight, and innovation so that we can do more with the resources we already have. I believe effective governance means maximizing impact, reducing waste, and proving value to taxpayers before asking them to contribute more.

In California (and many counties), revenues have increased at roughly twice the rate of inflation while spending has jumped even higher. Until we stop spending like drunken sailors, belt tightening would need to be forced. At some point, enough is enough. No more taxes.

1 2 Will schools lose funding?

No. California schools are funded through multiple sources, including state backfill, parcel taxes, bond measures, and enrollment-based formulas. The initiative does not change those protections. Existing funding protections, including Proposition 98 guarantees, remain in place - scroll up to read the op-ed piece.

1 3 Why is this initiative being proposed?

Supporters believe many seniors on fixed incomes face growing housing costs and risk displacement. The initiative aims to promote housing stability, reduce senior homelessness, and allow older residents to age in place.

1 4 What is the current status of the initiative?

Official title and summary language have been issued.

The initiative is currently in the signature-gathering phase.

Approximately one million valid signatures are needed to qualify for the November 2026 ballot. Signature deadline: June 25, 2026.

Upon qualification, this will be on the November 2026 ballot. Here's the **Chronology of the 60+ Property Tax Exemption Initiative (#25-0035)**:

- 1 November 6, 2025 — Amendment language drafted and submitted to the Office of Legislative Counsel (Sacramento) for review.
- 2 November 26, 2025 — Office of Legislative Counsel completed its review and updates to the amendment language.
- 3 December 2, 2025 — Final amendment language accepted by the State Attorney General; (https://oag.ca.gov/system/files/initiatives/pdfs/25-0035%20%2860%2B%20Property%20Tax%29_0.pdf) Initiative #25-0035 officially assigned.
- 4 December 8, 2025 — Initial meeting held with the Legislative Analyst's Office to discuss the initiative and address their questions.
- 5 January 21, 2026 — The Legislative Analyst's Office completed the financial analysis and submitted its report to the Attorney General. (<https://oag.ca.gov/system/files/initiatives/pdfs/fiscal-impact-estimate-report%2825-0035%29.pdf>)
- 6 February 5, 2026 — The Attorney General prepared the official legal title and summary (<https://oag.ca.gov/system/files/initiatives/pdfs/Title%20and%20Summary%20%2825-0035%29.pdf>) and submitted it to the Secretary of State.
- 7 February 5, 2026 — The Secretary of State cleared the initiative for circulation (<https://www.sos.ca.gov/administration/news-releases-and-advisories/2026-news-releases-and-advisories/proposed-initiative-enters-circulation-exempts-certain-homeowners-aged-60-or-older-property-tax-es-initiative-constitutional-amen>).
- 8 February 7, 2026 — First volunteer/circulator began - signature collection statewide gets going.
- 9 June 24, 2026 — Deadline to obtain 876,641 petition signatures and submit to the Secretary of State
- 10 August 4, 2026 — Qualification deadline to get on the November 3, 2026 election ballot

1 5 Who can sign the petition?

Any voter registered in California may sign the petition. There is no age criterion.

Signers must provide the same name and address used on their voter registration.

1 6 [How do I dispel the myths and lay out the facts?](#)

✓ [Myths vs. Facts – 60+ Property Tax Exemption Act \(Initiative 25-0035\)](#)

MYTH: This initiative will raise taxes on younger homeowners.

FACT: The proposal is designed to maintain funding for schools and essential services without increasing taxes on any group. It reallocates resources while keeping existing protections in place.

MYTH: Schools will lose funding.

FACT: California schools are protected by Proposition 98 funding guarantees. When local property tax revenue changes, the state backfills funding through the General Fund. Parcel taxes, bonds, and voter-approved assessments remain unchanged.

MYTH: This eliminates all local taxes on homes.

FACT: The exemption applies only to the base property tax on a qualifying primary residence. Special taxes, parcel taxes, and bond repayments still apply.

MYTH: Everyone over 60 automatically qualifies.

FACT: The home must be a primary residence, and the homeowner must meet residency or ownership requirements outlined in the initiative.

MYTH: California can't afford this.

FACT: Supporters argue the exemption represents a small portion of the state's overall budget and may reduce long-term costs by helping prevent senior displacement and homelessness.

MYTH: This is a radical or untested idea.

FACT: Many states across the country already provide forms of property tax relief for seniors, and California voters have a long history of approving voter-driven property tax reforms.

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