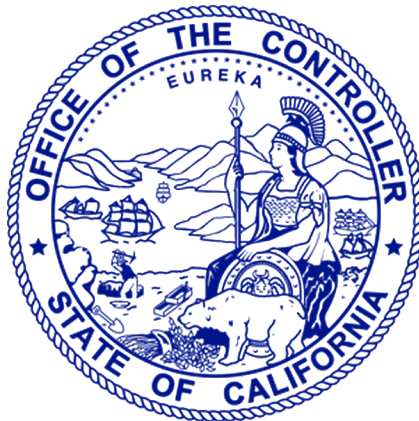


Local Government Programs and
Services Division
Property Tax Postponement
Lindsey Ross, Manager



BETTY T. YEE
California State Controller



**PROPERTY TAX
POSTPONEMENT PROGRAM
OVERVIEW**



Property Tax Postponement

The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) Program. This self-funded program allows eligible homeowners to postpone payment of property taxes on a primary residence.

The PTP Program returned in 2016 after being suspended by the Legislature in 2009 and the first filing period for the 2016-17 fiscal year concluded on February 10, 2017.

PTP Program Overview

Eligibility

To qualify, applicants must prove:

- Senior (at least 62), or blind, or disabled
- Own and occupy the property as principal place of residence
- At least 40% equity in the property
- Total household income does not exceed \$35,500 and no reverse mortgage on the property
- Residence is not a mobile/floating home

PTP Program Overview

Approved Applicants

- SCO makes payments for current-year property taxes on behalf of approved applicants directly to the county.
- Payments are sent via EFT or Warrant, and include the total amount of taxes requested for postponement.
- Approved accounts accrue simple interest at a rate of 7% per annum.
- A lien is recorded against the property until accounts are paid in full.

PTP Program Overview

Collection Triggers

- No longer principal residence
- Claimant dies (and no approved surviving spouse)
- Sells or transfers title to property
- Defaults on a senior lien
- Refinances
- Obtains a reverse mortgage
- SCO learns the postponement was granted in error

PTP Program Overview

Funding

- The program is designed to be self-funded through collections of existing accounts.
- The fund supports postponements and the costs of administering the program.
- For 2016-17, SCO had \$13 million to spend on new postponements.
- We spent just under \$2.5 million in 2016-17, the remainder will roll over to next year.



2016-17 YEAR IN REVIEW

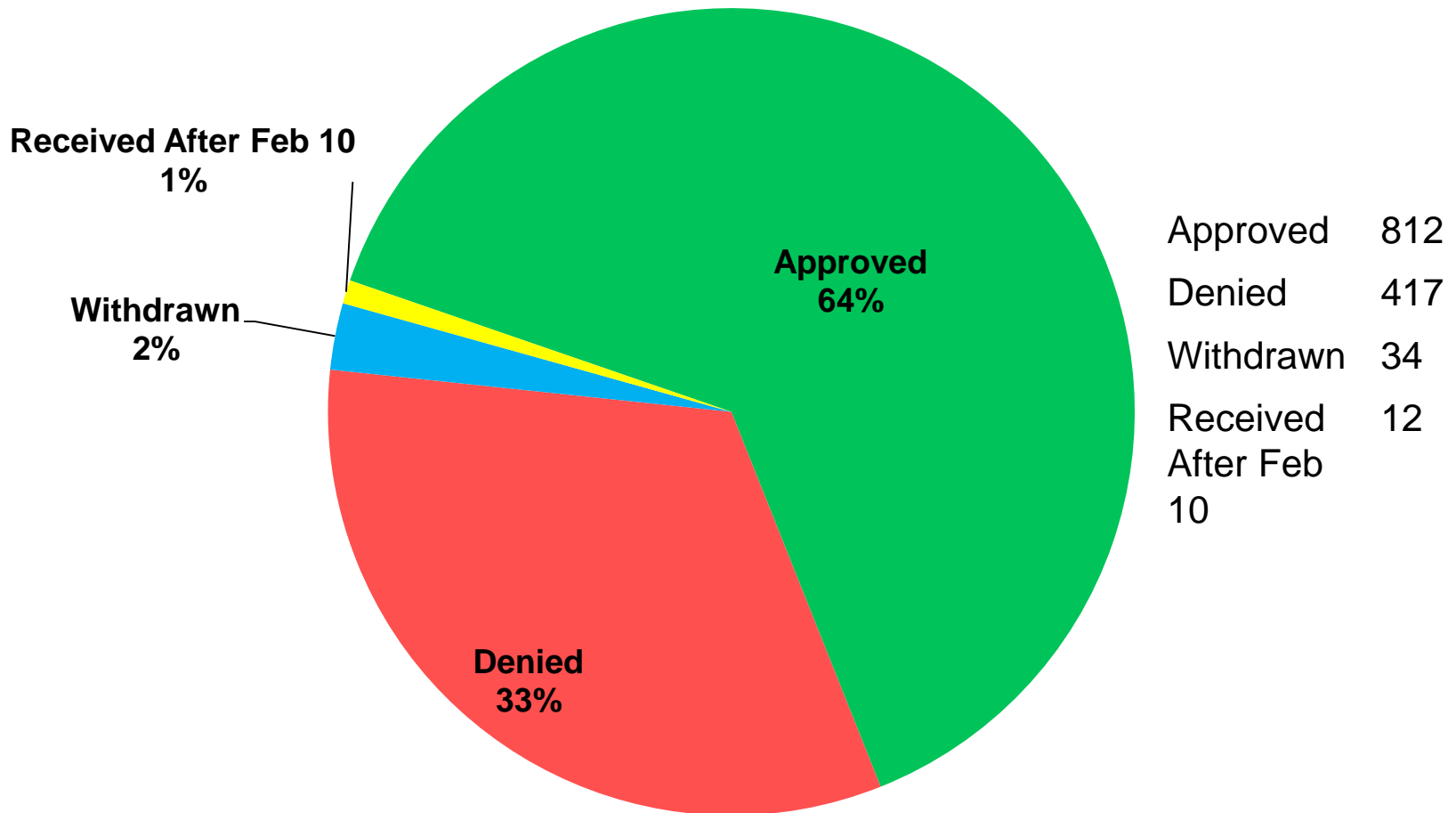


2016-17 Year At a Glance

Status	Number of Applications	Dollar Amount
Paid	812	\$2,303,960.84
Refunds	51	\$73,746.79
Denied	417	\$1,418,661.25
Withdrawn Applications	34	\$100,272.21
Received after February 10 th	12	
Total Applications Received	1,275	

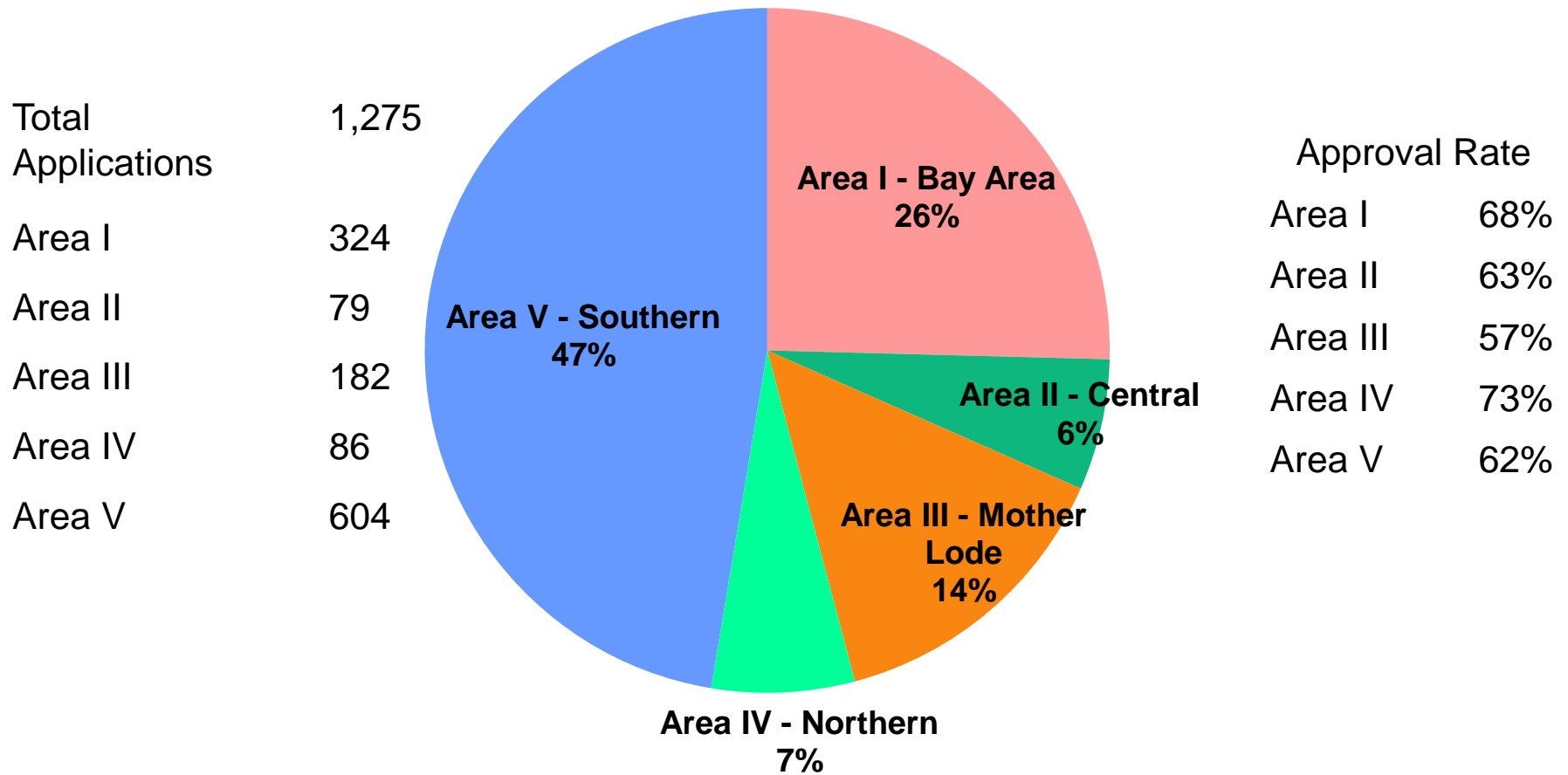
2016-17 PTP Program Statistics

TOTAL APPLICATIONS RECEIVED – 1,275



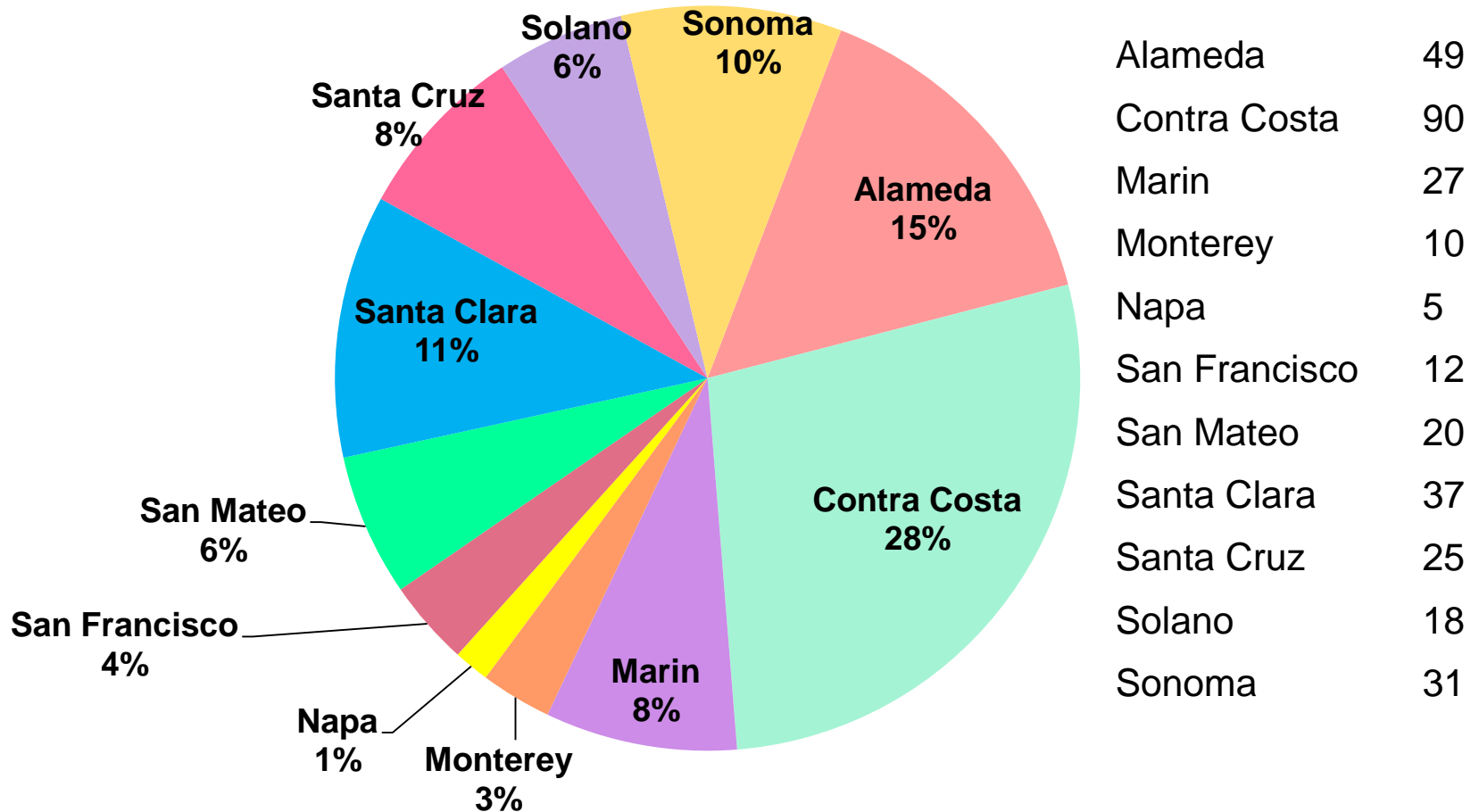
2016-17 PTP Program Statistics

APPLICATIONS RECEIVED BY AREA



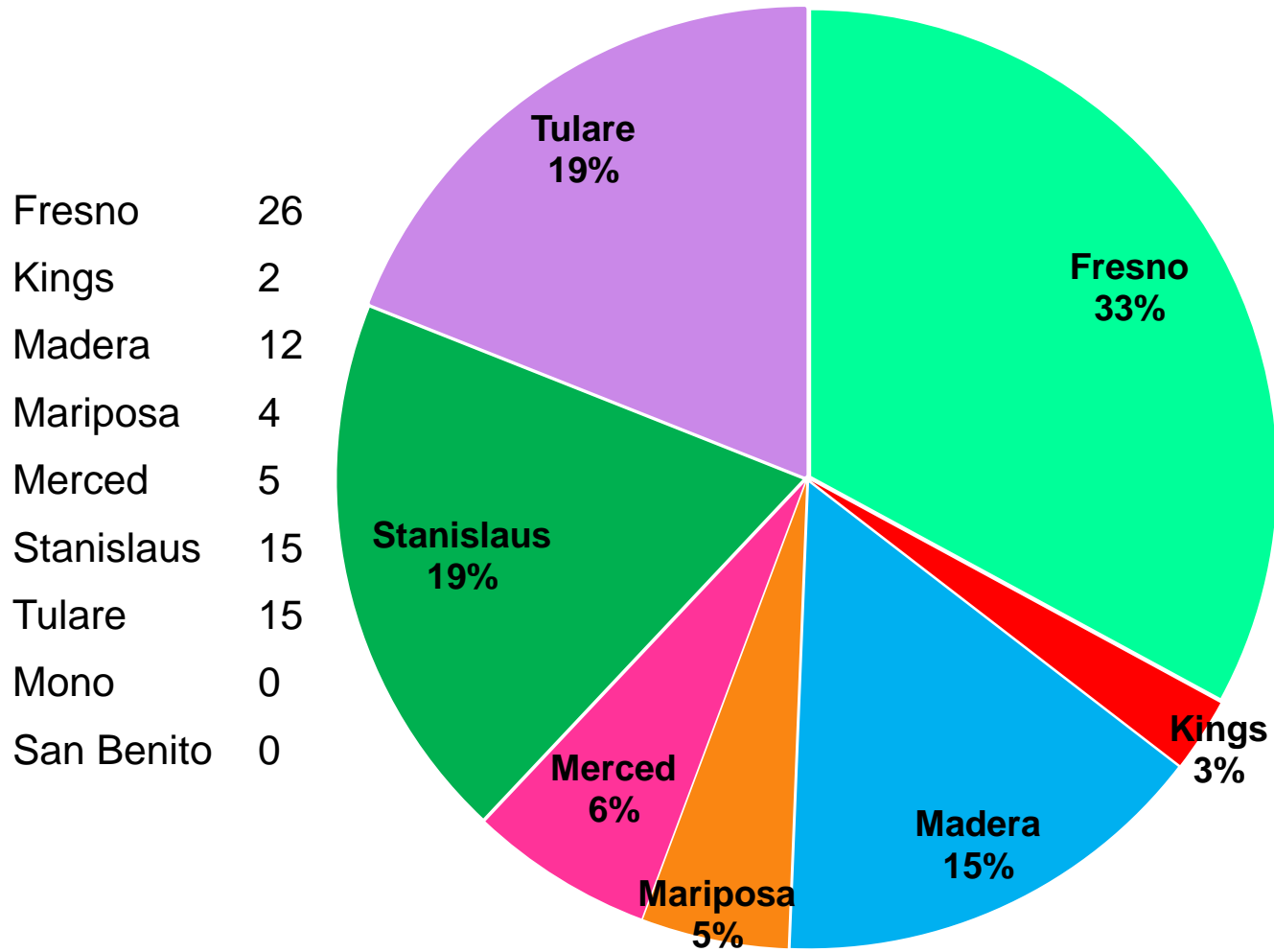
AREA I – BAY AREA

Total Applications: 324



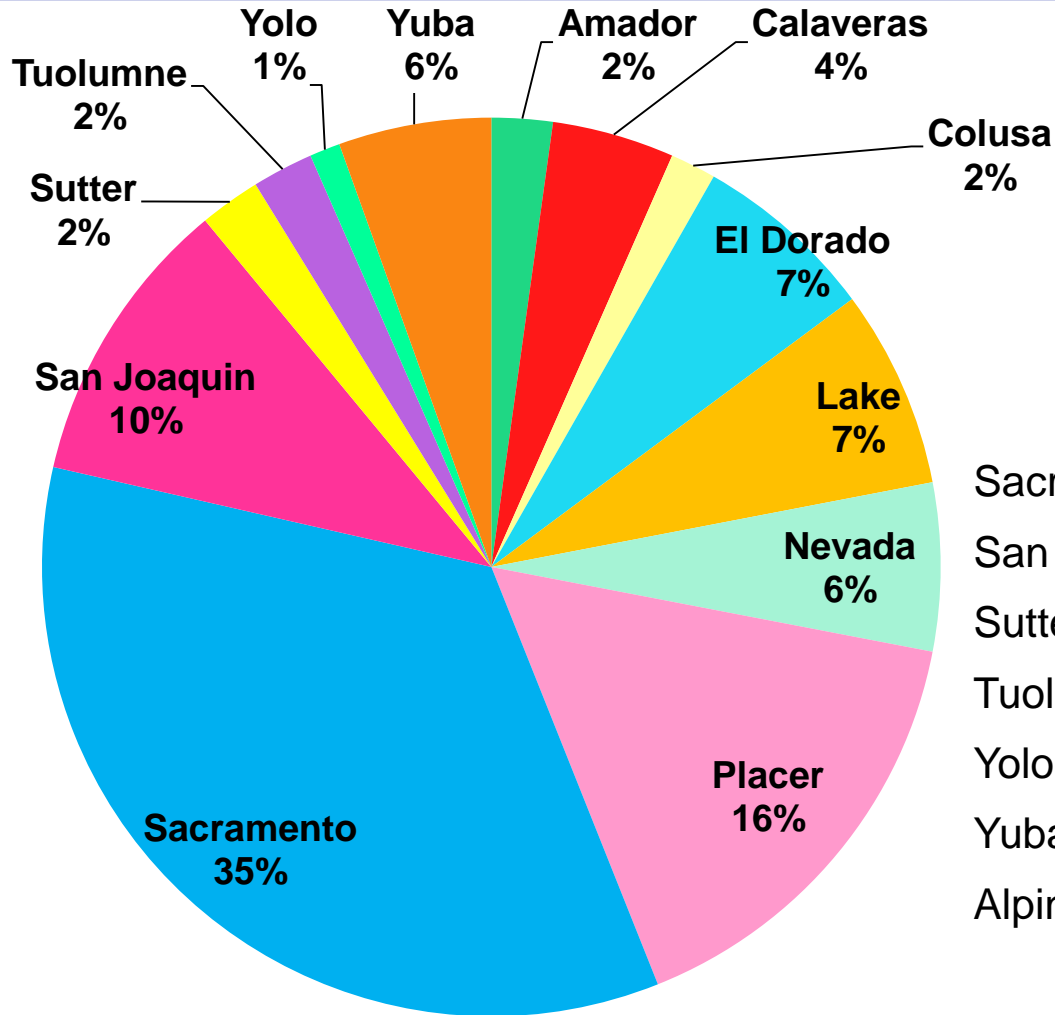
AREA II – CENTRAL

Total Applications: 79



AREA III – MOTHER LODE

Total Applications: 182

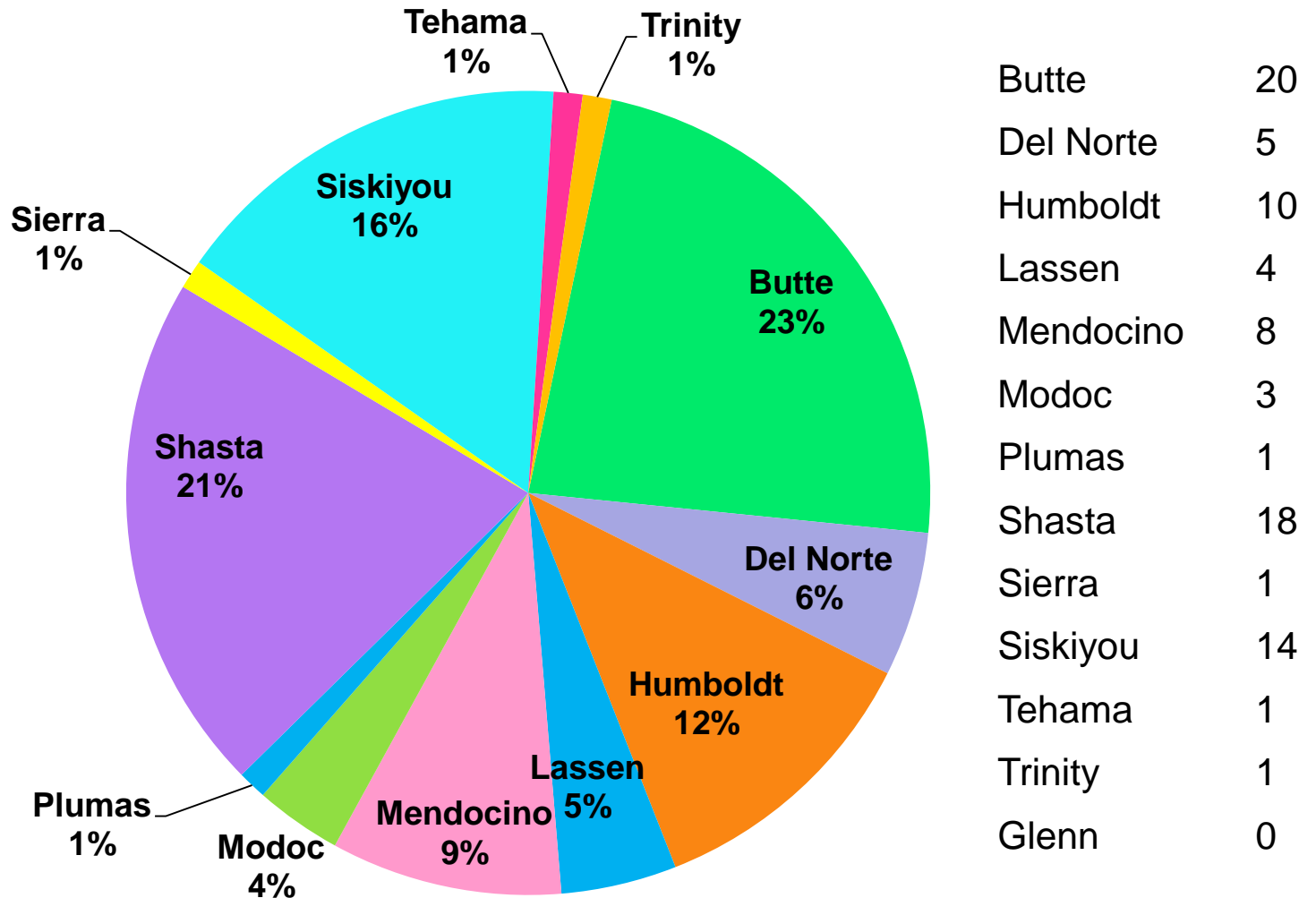


Amador	4
Calaveras	8
Colusa	3
El Dorado	12
Lake	13
Nevada	11
Placer	29

Sacramento	63
San Joaquin	19
Sutter	4
Tuolumne	4
Yolo	2
Yuba	10
Alpine	0

AREA IV – NORTHERN AREA

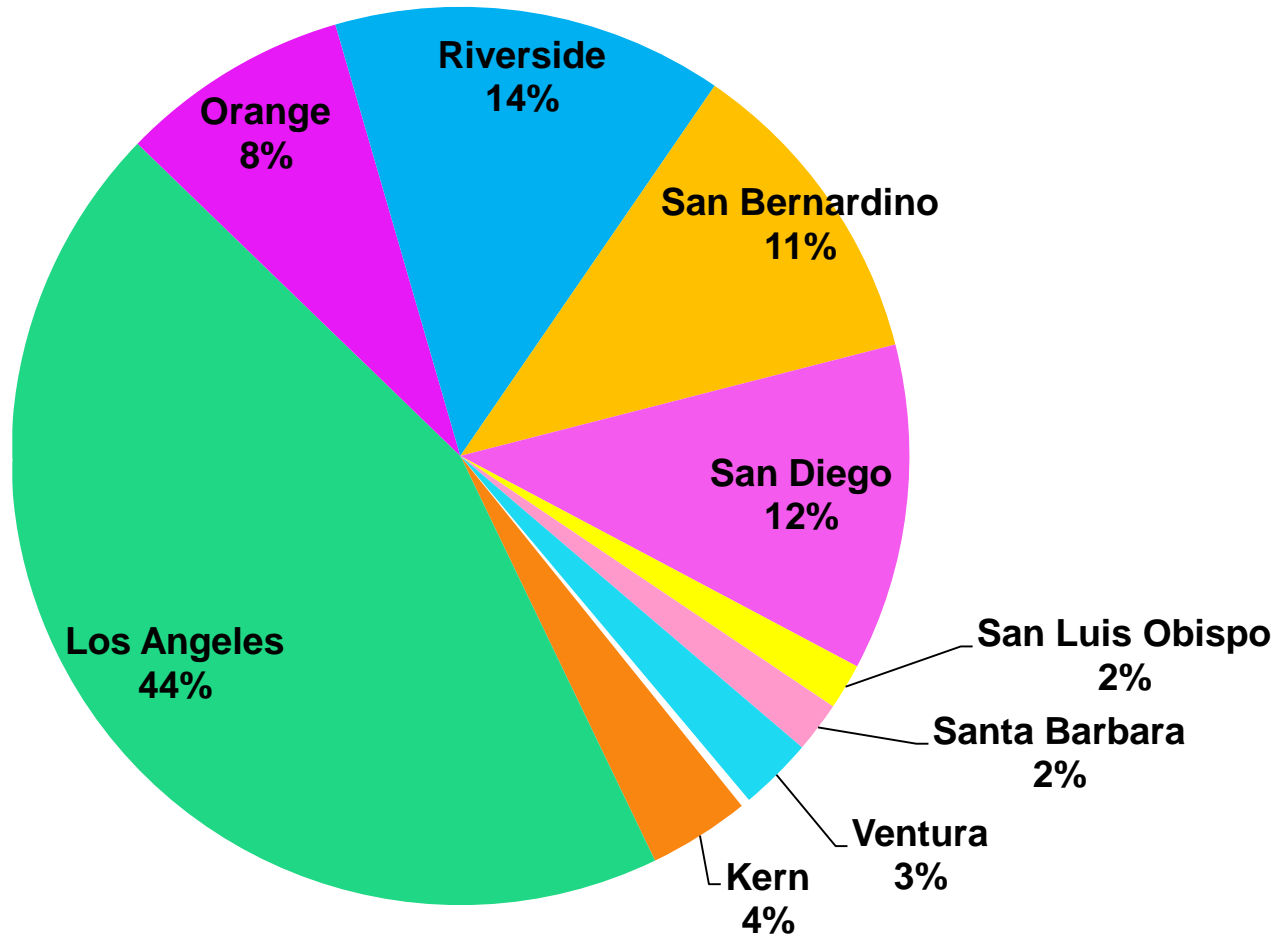
Total Applications: 86



AREA V – SOUTHERN

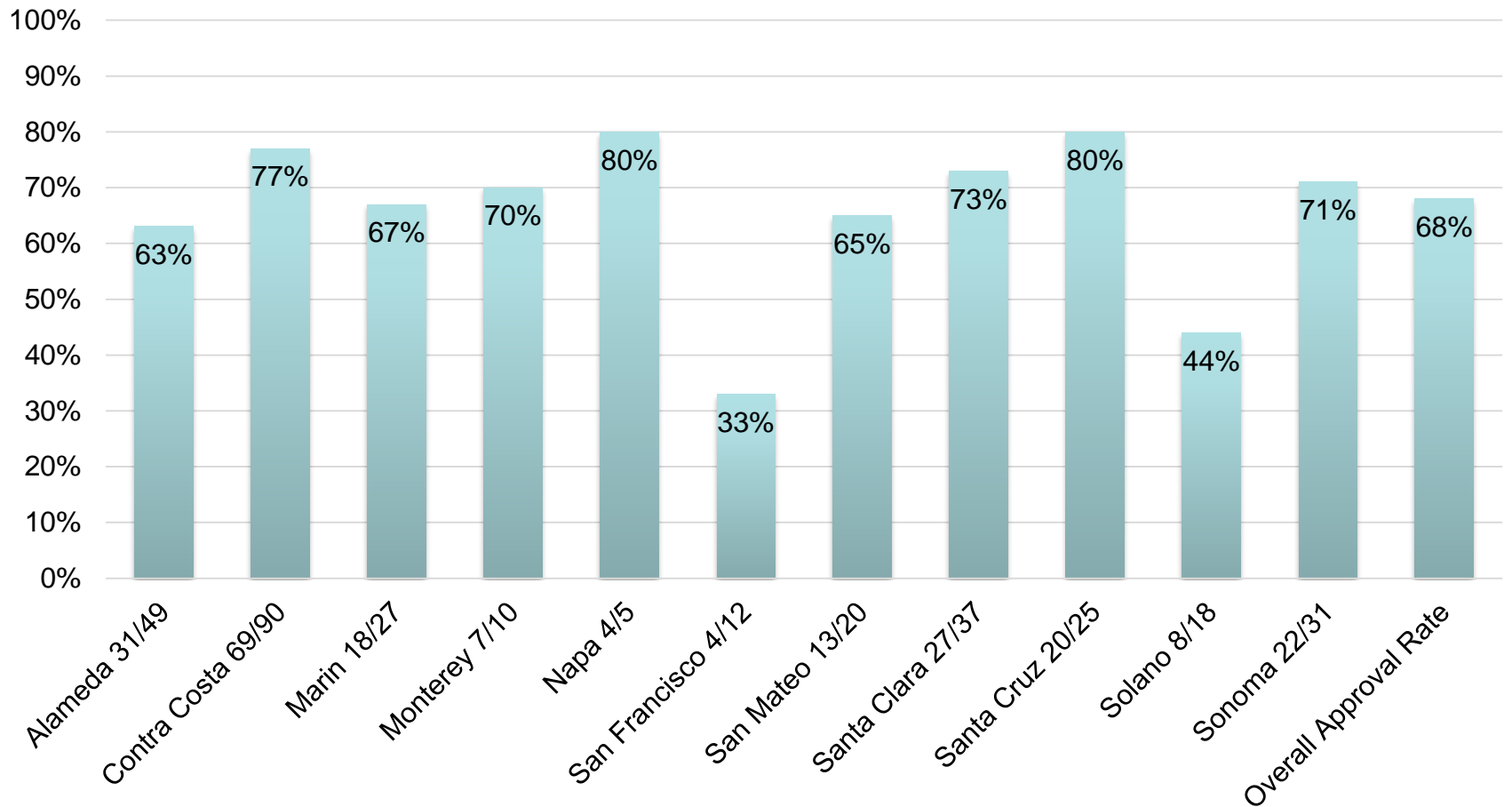
Total Applications: 604

Imperial	2
Kern	22
Los Angeles	268
Orange	50
Riverside	85
San Bernardino	69
San Diego	71
San Luis Obispo	10
Santa Barbara	11
Ventura	16
Inyo	0



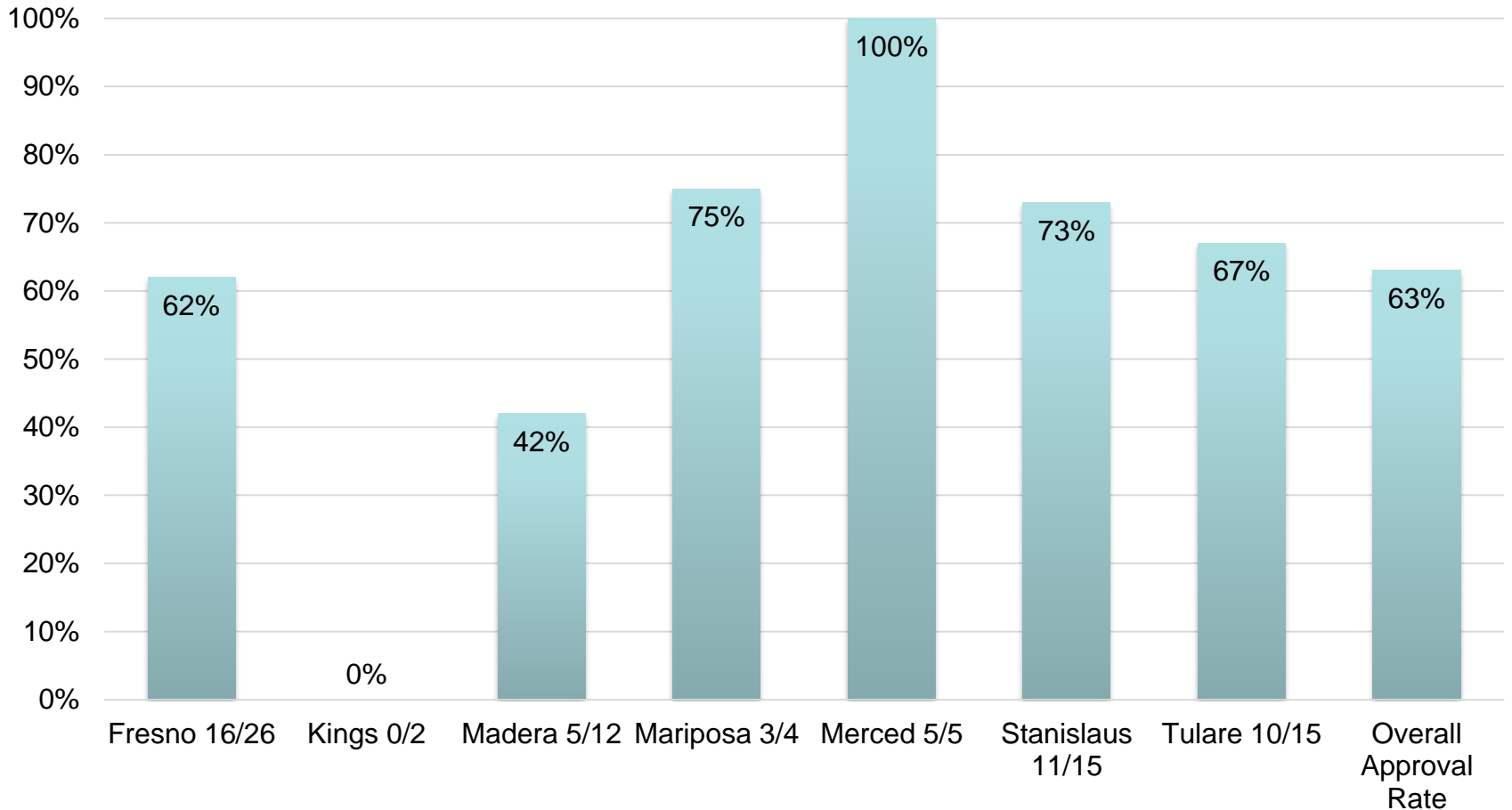
2016-17 PTP Program Statistics

Area I – Approval Rate 68%



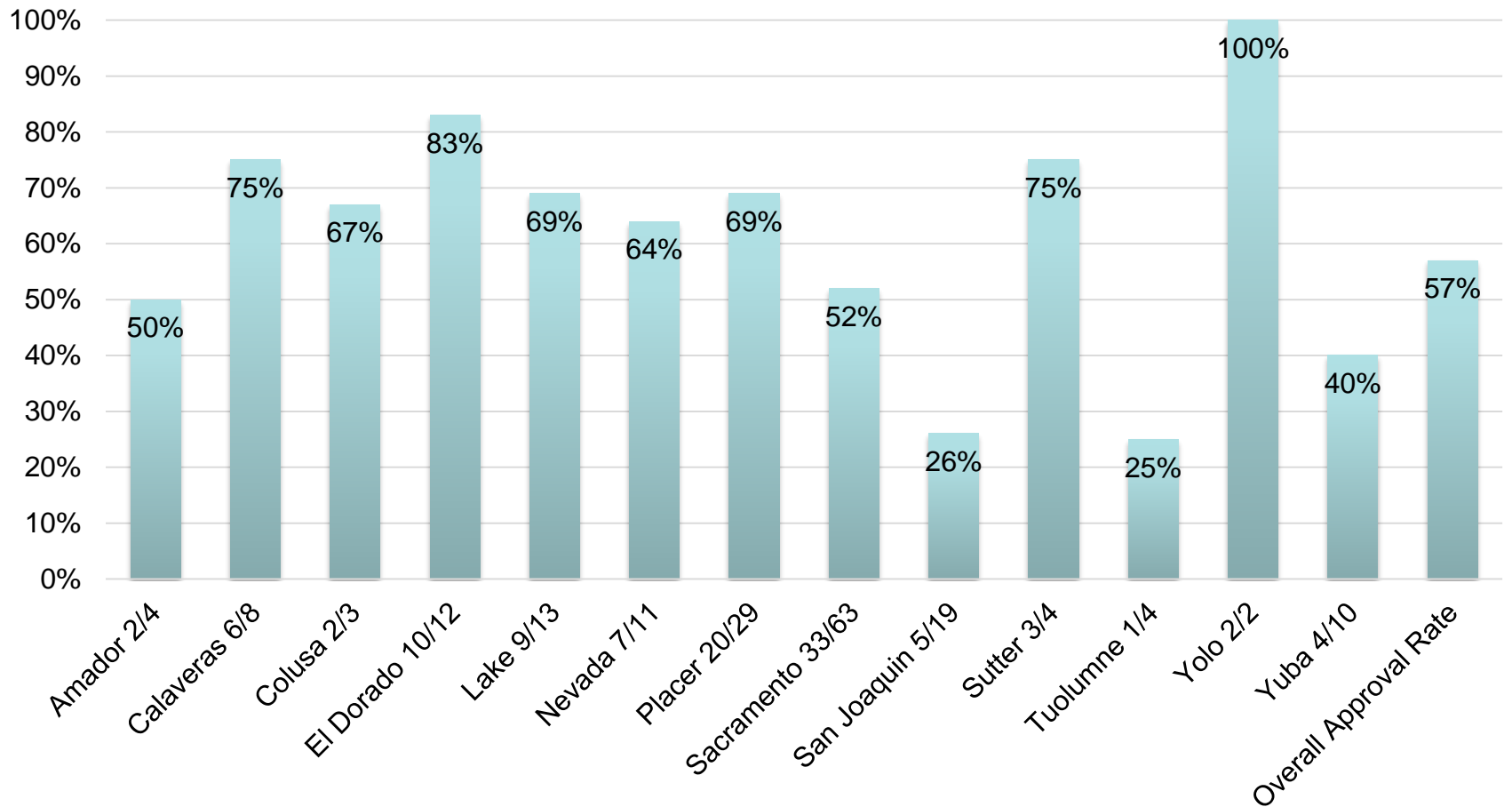
2016-17 PTP Program Statistics

Area II – Approval Rate 63%



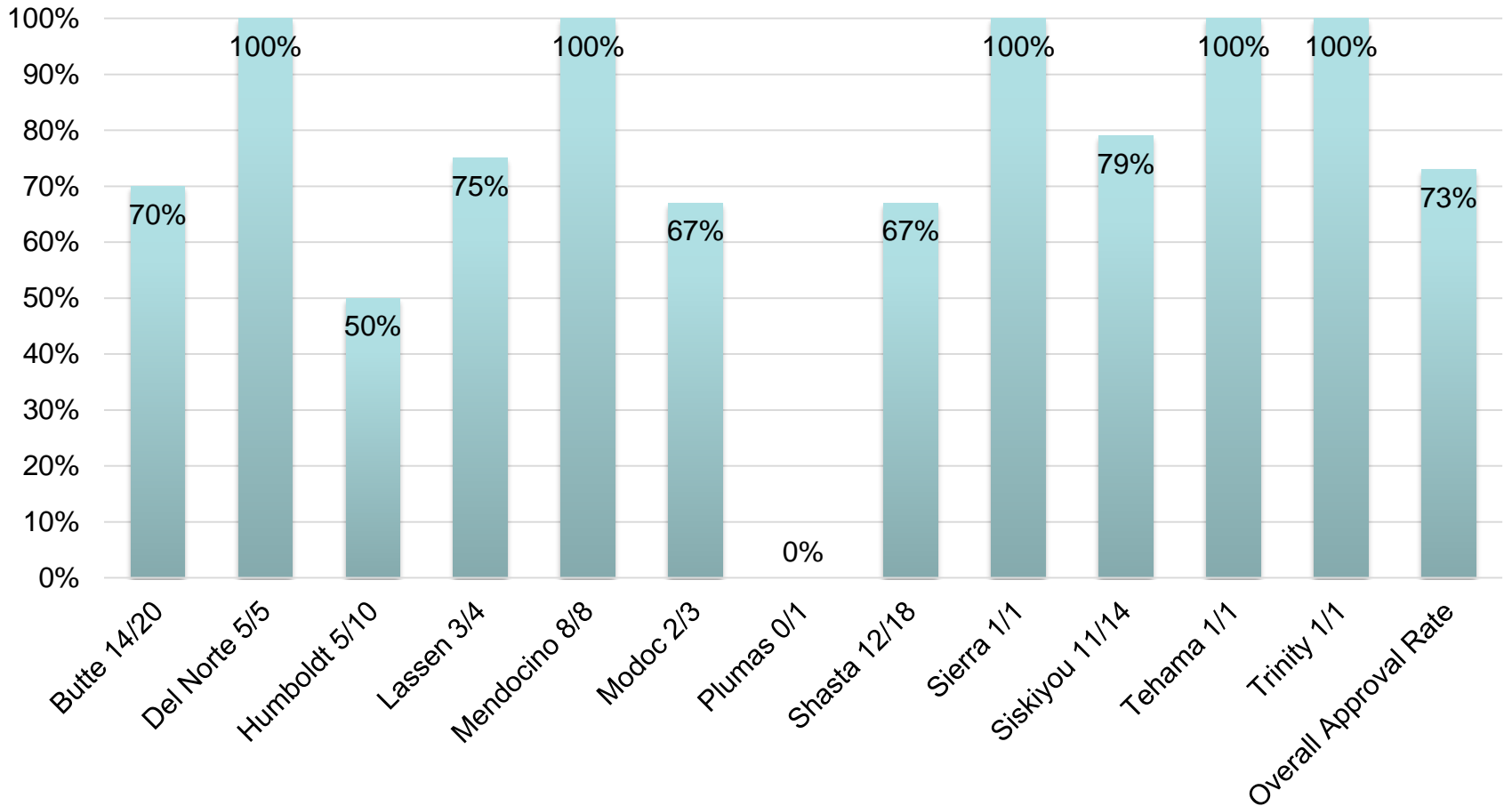
2016-17 PTP Program Statistics

Area III – Approval Rate 57%



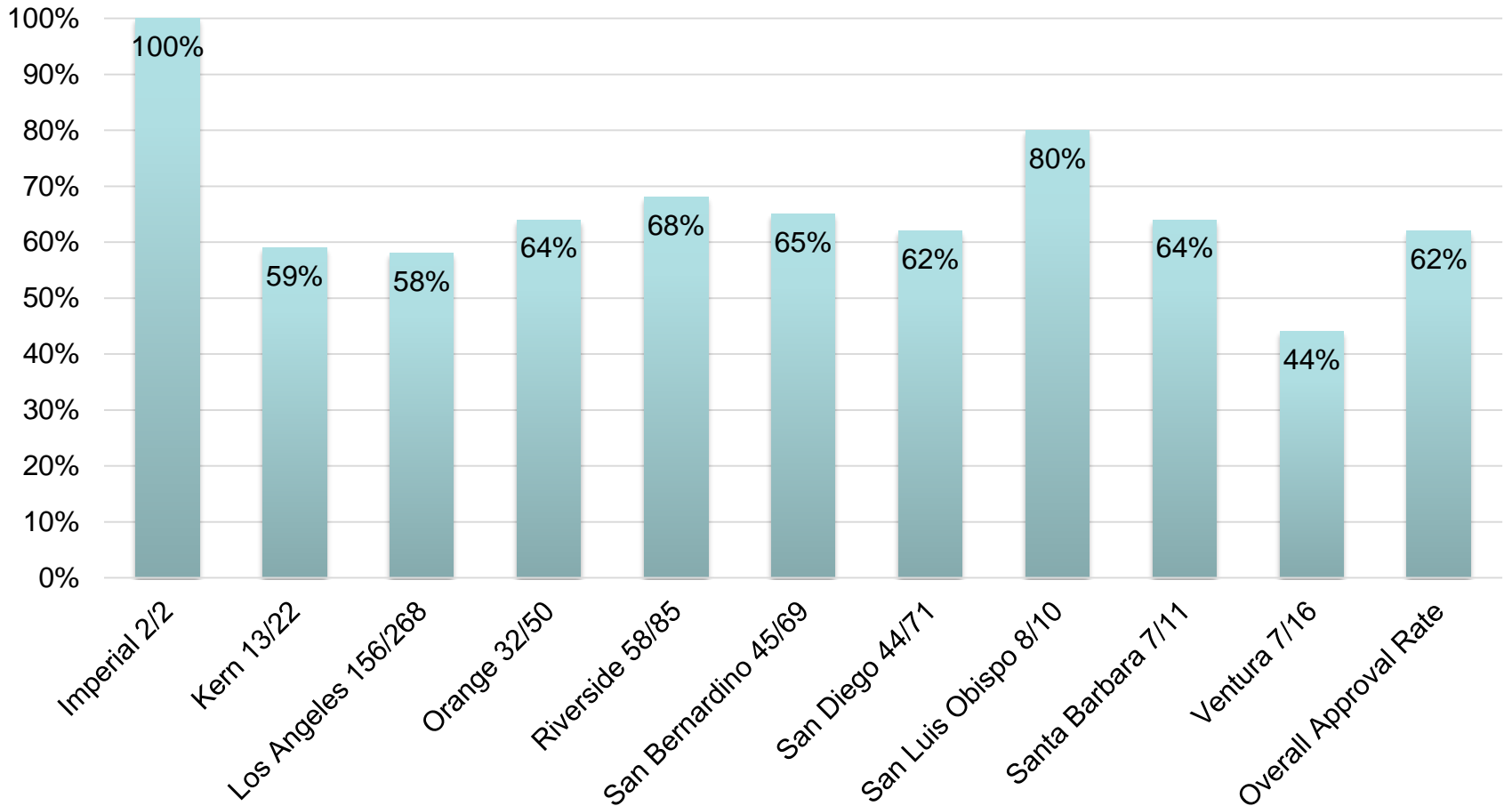
2016-17 PTP Program Statistics

Area IV – Approval Rate 73%



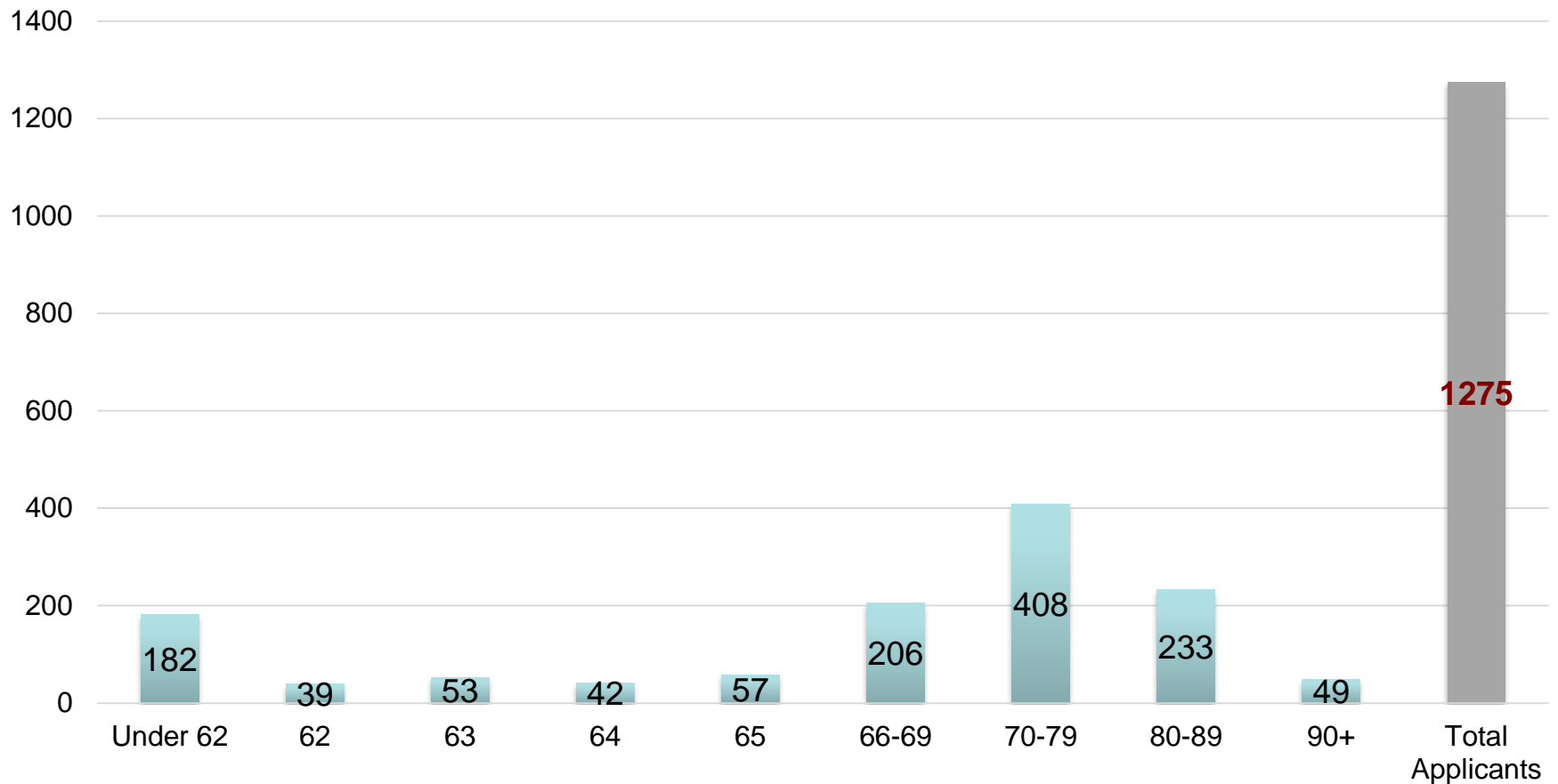
2016-17 PTP Program Statistics

Area V – Approval Rate 62%



2016-17 PTP Program Statistics

Age (All Applicants)



2016-17 PTP Program Statistics

Typical Approved Applicant

Age	72
Household Income	\$18,285
Equity	84%
Current Market Value	\$418,967
Postponement Amount	\$2,838

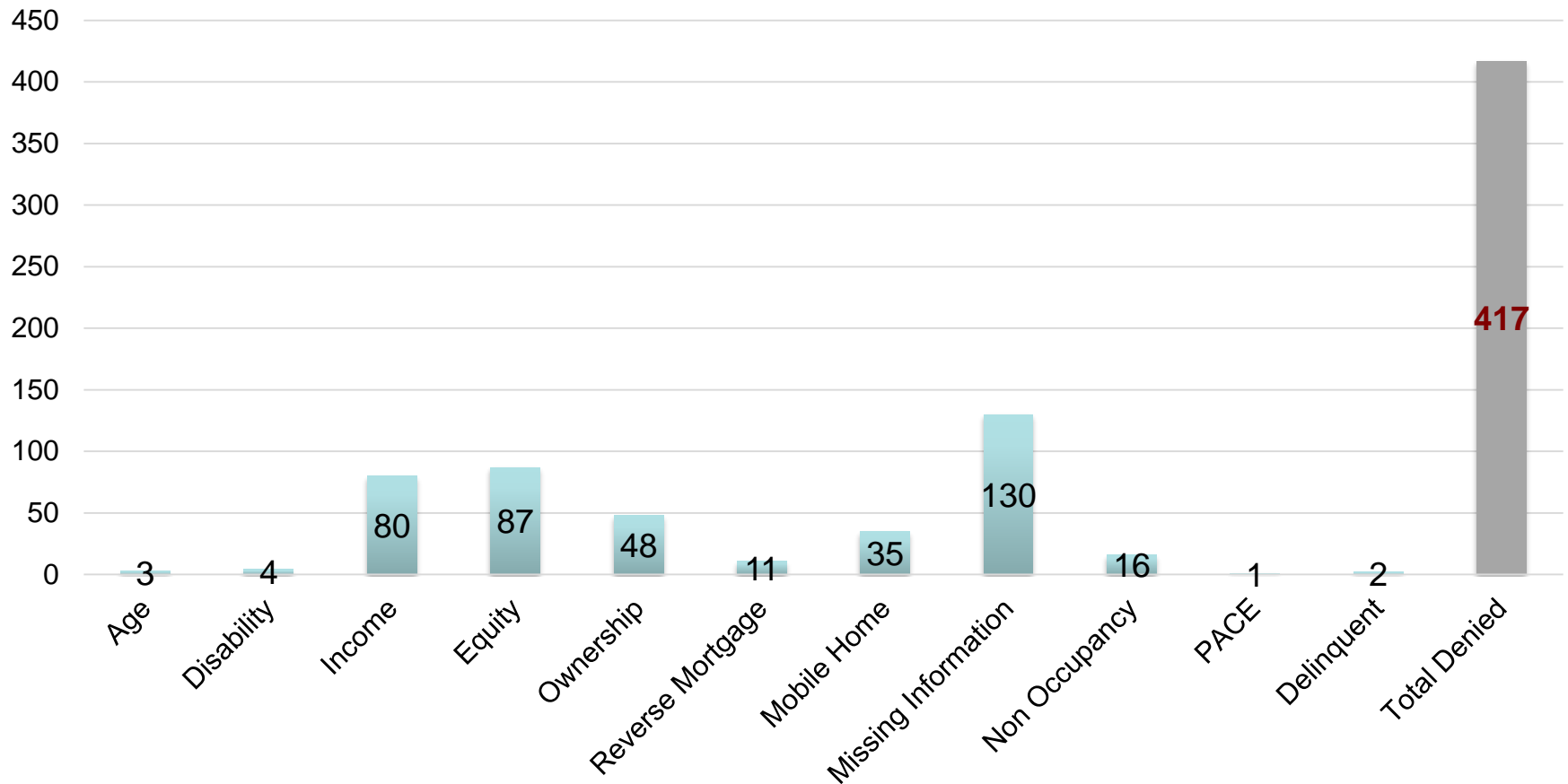
2016-17 PTP Program Statistics

Typical Approved Applicant By Area

	Age	Household Income	Equity	Current Market Value	Postponement Amount
AREA I	73	\$18,791	85%	\$565,395	\$3,332
AREA II	71	\$15,564	83%	\$186,140	\$1,557
AREA III	72	\$19,456	84%	\$257,656	\$2,213
AREA IV	70	\$16,567	85%	\$221,487	\$1,637
AREA V	72	\$18,295	84%	\$441,145	\$3,093

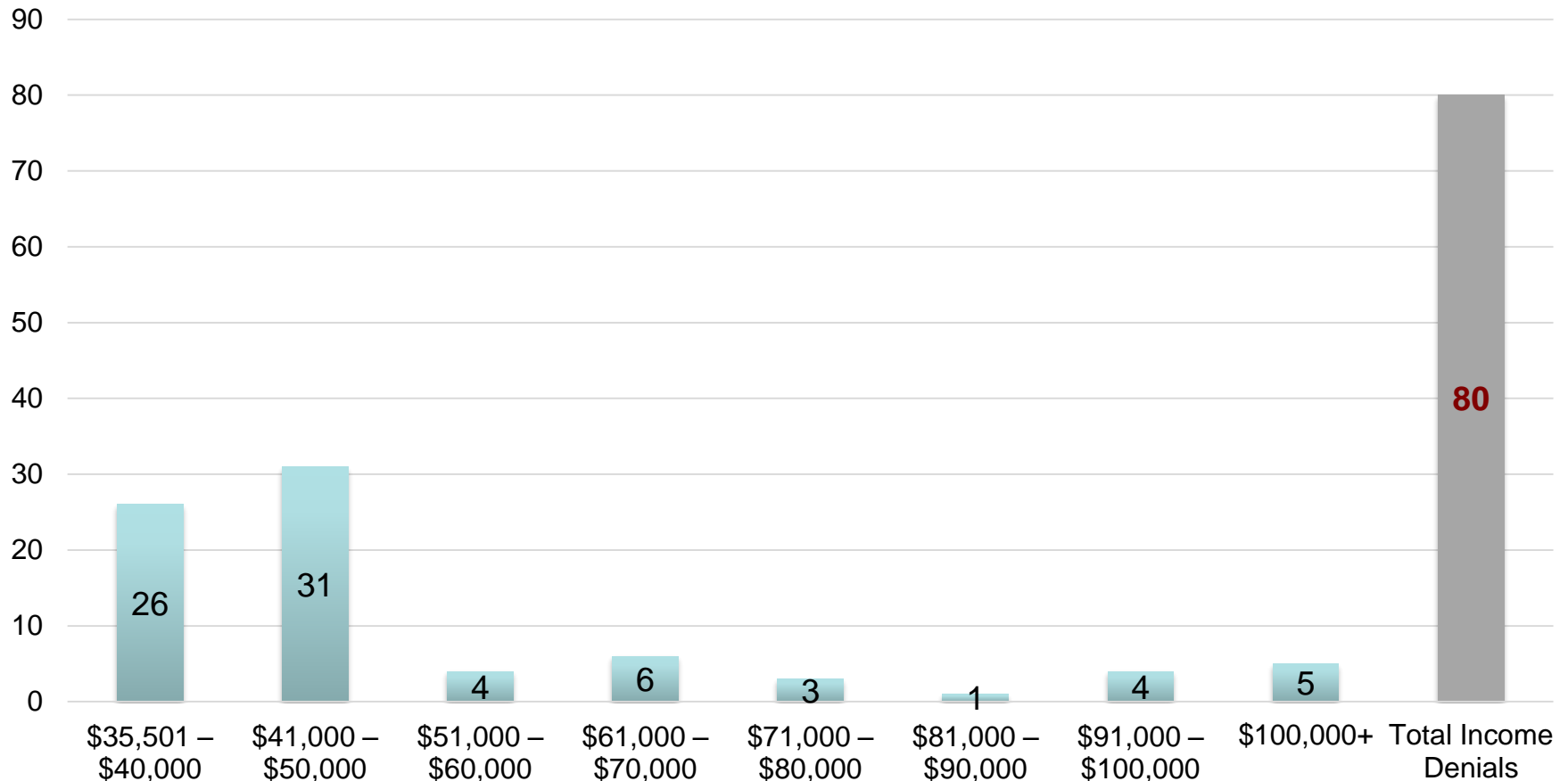
2016-17 PTP Program Statistics

Total Denied Applications



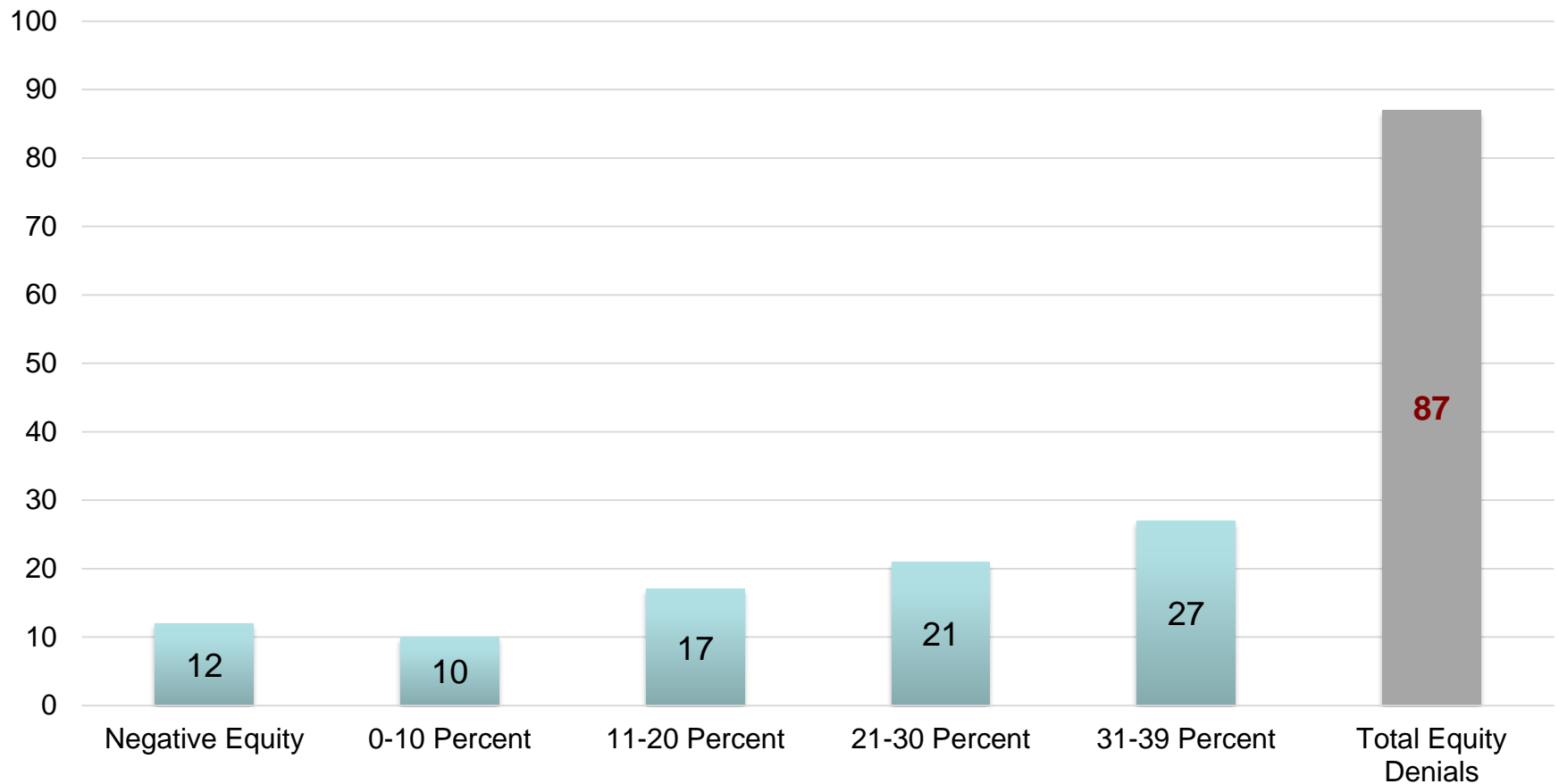
2016-17 PTP Program Statistics

Income Denials



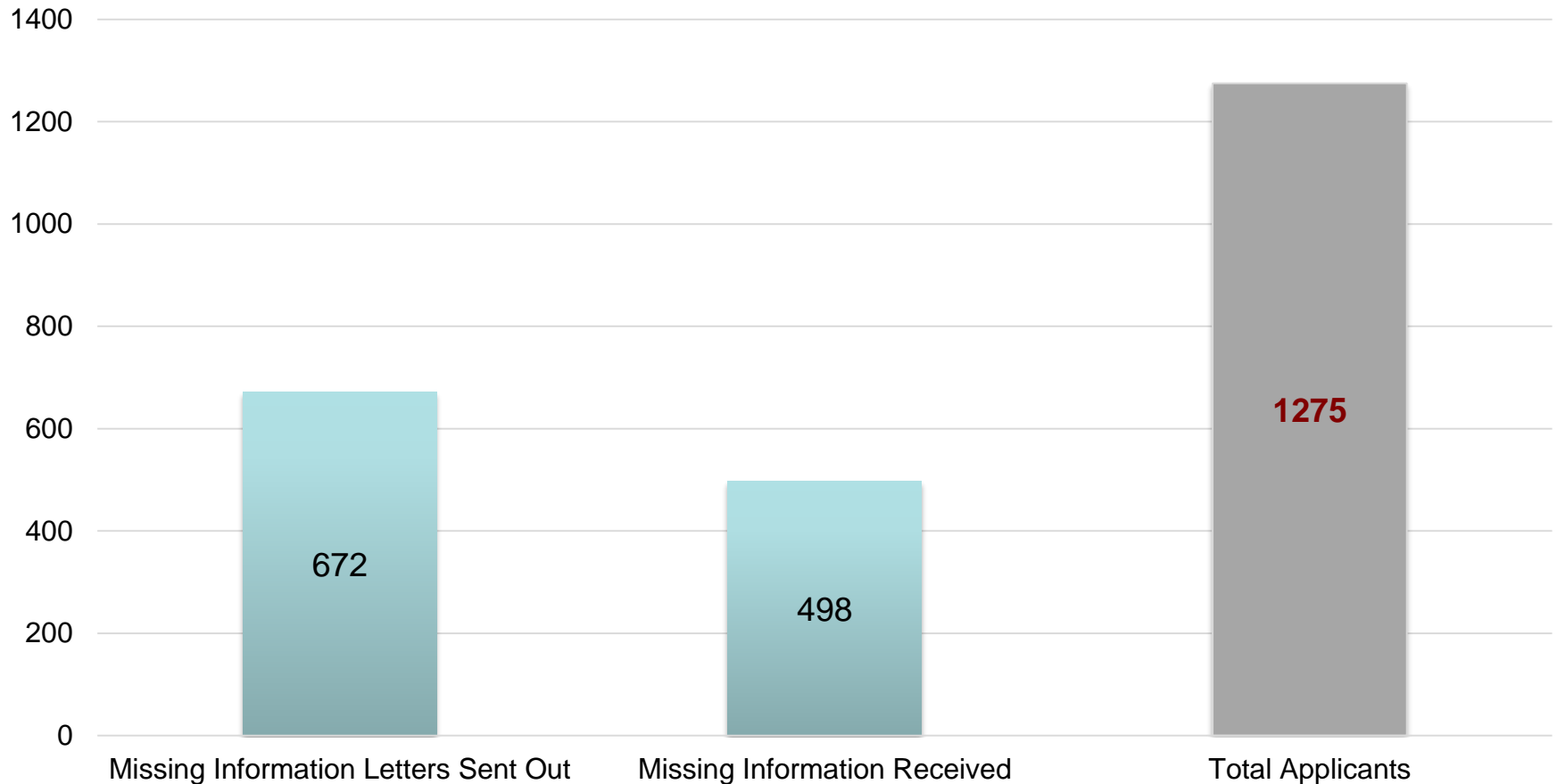
2016-17 PTP Program Statistics

Equity Denials



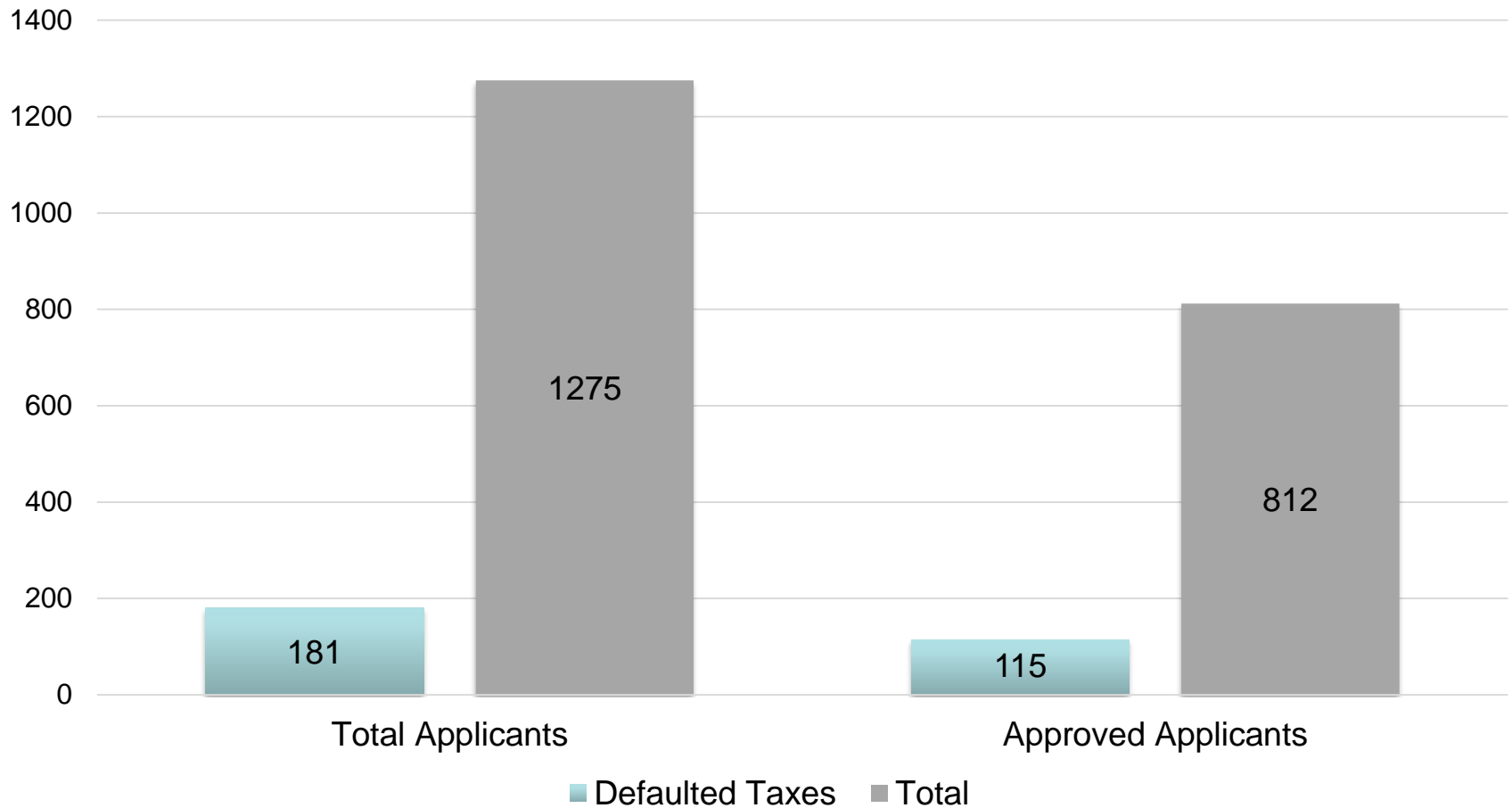
2016-17 PTP Program Statistics

Incomplete Applications (Overall)



2016-17 PTP Program Statistics

Applicants with Defaulted Taxes



2016-17 Filing Period in Review

- Applications processed in first-come, first-served order by postmark date.
- Average processing time for final determination was 6-8 weeks.
- Typical correspondence with applicant included, acknowledgement letter, missing information letter, phone call(s), approval/denial letter, and payment confirmation letter.

2016-17 Filing Period in Review

- Reports and payments were sent to counties once a month via Electronic Funds Transfer (EFT) or Warrant beginning December 2016.
- Counties canceled any delinquent penalties, costs, fees, and interest accrued if an approved applicant filed timely with SCO.
- SCO recorded Notices of Lien against all approved accounts.



2016-17 COUNTY SURVEY RESULTS



2016-17 Survey Results

Status Reports

The screenshot shows an Excel spreadsheet with the following data:

CountyName	APN	ClaimantFN	ClaimantLN	SitusAddress	SitusCity	PostponeAmount1stInstall	PostponeAmount2ndInstall	Total	Status	FiscalYear	DelinquentPropTaxes
YUBA	013-112-023-000	ALBERT	ANCHAK	4854 WESTERN AVE	OLIVEHURST	326.95	326.95	653.90	DENIED	1617	YES
YUBA	40-270-014	RONALD	WILLIAMSON	4672 VALENCIA WAY	MARYSVILLE	572.84	572.84	1,145.68	DENIED	1617	NO
YUBA	019-753-012-000	YOUNG	HAN	5617 KIRKHILL DR	MARYSVILLE	2,312.08	2,312.08	4,624.16	DENIED	1617	NO
YUBA	016-040-058-000	MARILYN	BROWN	1581 ALGODON RD	OLIVEHURST	648.23	648.23	1,296.46	DENIED	1617	NO
YUBA	020-463-001-000	MOUA	YANG	1463 LISA WAY	MARYSVILLE	604.96	604.96	1,209.92	DENIED	1617	NO
YUBA	060-240-028-000	CHARLOTTE	BRIGHT	9814 EVANS WAY	DOBBS/OREGON HOUSE	617.83	617.83	1,235.66	PAID	1617	YES
YUBA	008-212-006-000	EDNA	ANDERSON	922 JACOBS STREET	MARYSVILLE	193.48	193.48	386.96	PAID	1617	NO
YUBA	020-241-001-000	DOUGLAS	IHNEN	1081 LAUREL AVE	OLIVEHURST	399.61	399.61	799.22	PAID	1617	NO
YUBA	044-170-026-000	MICHAEL	SPRING	12277 TRAILS END LN	MARYSVILLE	628.78	628.78	1,257.56	PAID	1617	YES
YUBA	020-183-007-000	GERRI	NEIGHBORS	998 FLEDA ST	OLIVEHURST	0.00	621.53	621.53	WITHDRAWN APP	1617	NO

- Provide on a monthly basis.
- Report is in excel so columns can be sorted to fit your needs.
- The report is a snapshot in time.

2016-17 Survey Results

Remittance Advice



The screenshot shows a Notepad window titled "58 YUBA - RA File - Notepad". The menu bar includes "File", "Edit", "Format", "View", and "Help". The text content is as follows:

MICHAEL	SPRING	044-170-026-000	12277 TRAILS END LN	MARYSVILLE	95901CA	1257.563
DOUGLAS	IHNEN	020-241-001-000	1081 LAUREL AVE	OLIVEHURST	95961CA	799.223

- Will continue to be a text file in the same format, provided 2-3 days before the EFT is issued.
- Email correspondence will include total EFT amount and all other information.
- Will include more information on partial payments.

2016-17 Survey Results

Additional Information Requested from SCO

- Updated information on law or program changes
- Annual Trainings/Webinars
- Additional outreach and/or materials
- Status updates on available funding
- Working with California Assessor's Association on dissemination of PTP information
- Outreach conducted by other counties

LOOKING AHEAD

Annual Program Timeline

Month	Program Function
July	Determine dollar amount available for postponements in upcoming filing period
July- August	SCO reconciliation with county tax collectors and assessors
August	County trainings and release County Guide
September	Application Release
October 1 – February 10	Filing Period
November – June	Payments to County Tax Collectors
June	Year in Review: SCO provides statistics and any updates, counties provide feedback

What's Next?

- County reconciliation with tax collectors and assessors June/July.
- Updated County Guide and webinar training in August.
- New applications will be distributed late August/early September.
- Payments to counties will begin in November.

Outreach

2016-17 Outreach included:

- Provided information and materials to:
 - California State Library
 - Congress of California Seniors
 - Legislative Member Services
 - California Alliance for Retired Americans
 - California Department of Aging
 - California Department of Veterans Affairs
 - Department of Business Oversight
 - California Department of Community Services and Development
 - California Association of County Veterans Service Officers
 - AARP
- SCO sent letters to all existing PTP claimants
- Mailed applications to approximately 1,200 individuals in September 2016
- Information and Flyers on SCO Website
- Tax Collectors included notice on the tax bills
- Various County Outreach

2017-18 Outreach will include the above as well as additional outreach to Meals on Wheels, County Health and Human Services Departments and/or Senior and Adult Services Divisions, California Senior Legislature, California Association of Area Agencies on Aging, and participating in various disability/senior-oriented events.

Contact Information

Property Tax

Postponement

800-952-5661

(Option 4: Counties)

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