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June 17, 2020

California Appropriations Committee
State Capitol, Room 2206
Sacramento, CA 95814

VIA California Legislature Advocates Portal

RE: Senate Bill 1431 (Glazer) Property Taxation: Reassessment: Disaster Relief
Notice of Opposition (As Amended on May 6, 2020)

Dear Senator Portantino and Members of the Appropriations Committee:

We write today on behalf of the Cities Association of Santa Clara County (CASCC), an association of the fifteen cities of the county and the elected representatives of more than 1.9 million Bay-Area residents. Since 1990, the city representatives have been gathering to discuss and find consensus and solutions for regional issues. The cities of our association are diverse and include cities of a few thousand people and a city of a million people.

The CASCC is opposed to SB 1431 (Glazer): Property Taxation. Reassessment. Disaster Relief. This measure would require county assessors to reassess certain types of properties based on their ability to generate income from renters during the COVID-19 emergency. This measure would be retroactive to April 5, 2020.

SB 1431 takes the extraordinary step of determining assessed value on the basis of governments' regulatory actions. The Governor imposed eviction controls statewide and encouraged local governments to protect renters. This bill would mandate that local governments and districts shoulder the burden of the financial costs.

Property owners already have the right to request reassessment under current law.

Our cities are actively supporting our communities during the COVID 19 crisis by delivering emergency services and helping residents remain safe. Our cities are providing direct relief to businesses, reduced fees and penalties and promoting safe business practices.

Our cities are currently working to adapt to the unknown budget shortfalls of COVID 19. Many of our cities are furloughing employees and/or cutting core services while striving to provide uninterrupted essential services. Lastly, according to Senate Appropriates staff analysis, SB 1431 fiscal impact could be significant and is unknown. Essential services in our communities could be decimated with this level of budget impact.

Thank you for your consideration.

Sincerely,



Larry Klein
President, Cities Association
Mayor, City of Sunnyvale



Neysa Fligor
Chair, Legislative Action Committee
Vice-Mayor, City of Los Altos

cc: Senators Wieckowski, Beall, Hill, Monning,
Assembly Members Rivas, Kalra, Chu, Berman, Low, Stone
Santa Clara County Assessor Larry Stone
Seth Miller, Peninsula Division, League of California Cities
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