

CLAIM FOR BUILDER'S EXEMPTION

Applicable For 4 or Fewer Single-Family Homes

Rolf D. Kleinhans
Nevada County Assessor
950 Maidu Avenue, PO Box 599002,
Nevada City, CA 95949
(530) 265-1232

TO: NEVADA COUNTY ASSESSOR

I hereby declare that I do not intend to occupy or use the newly constructed real property located on Assessor's Parcel Number _____ Building Permit # _____

Date new construction is expected to commence: _____

I understand that having filed this notice I am required to notify the Assessor within 45 days of any occurrence described below.

I further understand that this notice does not preclude the reassessment of any such property on the next succeeding regular lien date.

NAME & MAILING ADDRESS
(please print or type)

Signature Date

(A SEPARATE APPLICATION IS NEEDED FOR EACH PARCEL)

NOTICE:

In order to be considered exempt from supplemental assessment, Section 75.12 of the Revenue and Taxation Code provides that "new construction shall be deemed completed" on "the date upon which the new construction is available for use by the owner, unless the owner does not intend to occupy or use the property. The owner shall notify the Assessor prior to, or within 30 days of, the date of commencement of construction that he or she does not intend to occupy or use the property".

Once granted, the property owner must notify the Assessor within 45 days of the earliest date that any of the following occur:

1. *The property changes ownership pursuant to an unrecorded contract of sale;*
2. *The property is leased or rented;*
3. *The property is occupied or used by the owner for any purpose, unless the use is incidental to an offer for a change in ownership, including, but not limited to, use of the property as a model home."*

Failure to notify the Assessor shall result in a penalty of \$100 or 10% of the taxes on the property, whichever is greater.