



NEVADA COUNTY ASSESSOR

Rolf D. Kleinhans, Assessor

950 Maidu Ave PO Box 599002

Nevada City, CA 95959-7902

(530) 265 - 1259

business.property@nevadacountyca.gov

OFFICIAL REQUEST TO FILE

Assessment #:

Short-Term Rental Location:

General Instructions: Rgcug"eqo r rvg"Rct"3"cpf"4."cpf" yj g" F gerctvq" d{ "Cuuggg (signature section) on the 571-STR form. "yj gp"do not hkn"p"yj g"dcenq"h"yj g"tqto "cpf" kpuqcf "eqo r rvg"yj g"Uw r ngo gpvcl"Uej gf wrg0 Vj g"lvcgo gpv"ku"r wg"April 1, 2026,"cpf"o wuv"dg"lwd0 kwgf " \*qt"r quvo ctngf +"d{ "O c{ '9."4246"vq"cxqkf "c"rvg"r gpcnw{ 0' Tgwtp"yj g"tqto s"d{ 'o clkiqt"kp"r gtuqp"qpn{ ."do not email0

Dear Short-Term Rental Property Owner:

Your property has been identified as a short-term rental. Under the California State Constitution, all property is subject to property taxation unless otherwise exempt. Pursuant to Revenue and Taxation Code 224 and Property Tax Rule 134, personal property like household furnishings and personal effects are exempt from property taxation. The exemption does not apply to personal property held or used in connection with a trade, profession, business, or to produce income. A short-term rental property, such as an "Airbnb," "VRBO," or other vacation rental is considered an income producing business, therefore the exemption does not apply.

This is an official request by the Nevada County Assessor to file a Short-Term Rental Property Statement (571-STR) for the property referenced above per California Revenue & Taxation Code Sections 441(a) and 441(b). Enclosed you will find the Short-Term Rental Property Statement and a Supplemental Schedule. Please complete Parts 1 and 2, and the Declaration by Assessee (signature section) on the 571-STR form, then do not fill in the back of the form and instead complete the Supplemental Schedule.

The statement is due April 1, 2026, and must be submitted (or officially postmarked) by May 7, 2026 to avoid a late penalty. Return the forms by mail (a return envelope is provided) or in person only, do not email. (If any due date falls on a weekend or holiday, it will be due the next business day).

A property engaged in rental activity at any point during the year is assessable for personal property taxes, even if only for a few days or only part of the property is rented. The statement must declare the acquisition year and original cost of all furniture, bedding, kitchenware, appliances, recreation items, and any other items that the tenant can access. Do not include inaccessible/locked areas, anything that might be consumed by the tenant (coffee, drinks, snacks, etc.) or built-in appliances such as stoves, dishwashers, water heaters, HVAC, etc. If you do not know the original cost, you may estimate the value as of the current year if sold on the open market.

If you do not operate a Short-Term Rental, or the rental operation was closed or sold, please complete the back of this letter, sign and return to us. You may note other changes or inaccuracies as well. A statement still needs to be completed if rental activity occurred within the 12 months preceding January 1, 2026.

If you have any questions or need clarification on the process, please call the Business Property Division at (530) 265-1259 or send an email to business.property@nevadacountyca.gov. More information is also available at https://www.nevadacountyca.gov/3988/Short-Term-Rentals---FAQs or use the QR code below.

Sincerely,

Nevada County Assessor – Business Property Division
Rolf D. Kleinhans, Assessor



Scan for more info

## SHORT TERM RENTAL CLOSED, SOLD OR OTHER CHANGES

Please complete this form if the rental identified in the letter has *closed or sold, or to note any other changes or inaccuracies*. An e-form (Statement of Change) to report this is also available by scanning the QR code or at <https://nevadacounty.jotform.com/220065862324047>.



**If any rental activity occurred within the 12 months preceding January 1, 2026, you are still required to file a 571-STR Short Term Rental Statement. You may note the closure, sale, or other information related to the status of the rental below.**

### Mailing Address Change

Assessee Name: \_\_\_\_\_ Assessment #: \_\_\_\_\_

DBA: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Additional assessments for mailing address change: \_\_\_\_\_

---

Date Closed (last day rented): \_\_\_\_\_

**If closed**, what did you do with the rental furnishings? \_\_\_\_\_

Date Sold (property sold): \_\_\_\_\_ **If sold**, last rental day: \_\_\_\_\_

**Additional Remarks** (never rented, long-term rental only, etc): \_\_\_\_\_

---

---

---

---

---

---

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**SHORT TERM RENTAL PROPERTY STATEMENT FOR 2026**

(Declaration of costs and other related property information as of 12:01 A.M., January 1, 2026)

**NEVADA COUNTY ASSESSOR**  
**Rolf D. Kleinhans**  
 Business Property Division  
 950 Maidu Ave, PO Box 599002  
 Nevada City, CA 95959-7902  
 business.property@nevadacountyca.gov  
 (530) 265-1259

<b>ASSESSOR'S USE ONLY</b>
ACCOUNT NUMBER
BAN
ASSESSOR'S PARCEL/ID NUMBER

**FILE RETURN BY APRIL 1, 2026**

1. NAME AND MAILING ADDRESS

(Make necessary corrections to the printed name and mailing address)

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.  
 FILE A SEPARATE STATEMENT FOR EACH LOCATION.

<b>PART 1: GENERAL INFORMATION</b>				2. LOCATION OF THE PROPERTY ( <i>street, city</i> )	
Local Telephone Number ( )		Fax Number ( )		When did you start business at this location? DATE:	
Email Address					
Enter location of general ledger and all related accounting records ( <i>include zip code</i> ):					
STREET		CITY	STATE	ZIP	
<b>PART 2: DECLARATION OF PROPERTY BELONGING TO OTHERS</b>				<b>ASSESSOR'S USE ONLY</b>	
3. Do you own the personal property (i.e., household furniture and personal effects) located at your short term rental property location? Yes <input type="checkbox"/> No <input type="checkbox"/>					
If NO, list below NAME AND ADDRESS OF OWNER AND DESCRIPTION OF SUCH PROPERTY					
<b>PART 3: DECLARATION OF PERSONAL PROPERTY BELONGING TO YOU</b> (use Schedule A on page 2 to complete totals below)					
4. Supplies		Enter cost estimate of supplies on hand available to rental guests			
		\$			
5. Furniture & Belongings		Enter total costs from page 2			
		\$			
6. Kitchen Appliances		Enter total costs from page 2			
		\$			
7. Other Equipment		Enter total costs from page 2			
		\$			
GRAND TOTAL PERSONAL PROPERTY		\$			

OWNERSHIP TYPE (  )

- Homeowner
- Proprietorship
- Partnership
- Corporation
- Other:

**DECLARATION BY ASSESSEE**

**Note: The following declaration must be completed and signed. If you do not do so, it may result in penalties.**  
 I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, and that the foregoing and all information herein, including any accompanying statements or materials, is true, correct, and complete to the best of the taxpayer's knowledge and belief, and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12:01 a.m. on January 1, 2026.

SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT		DATE
NAME OF ASSESSEE OR AUTHORIZED AGENT ( <i>typed or printed</i> )		TITLE
NAME OF LEGAL ENTITY ( <i>other than DBA</i> ) ( <i>typed or printed</i> )		FEDERAL EMPLOYER ID NUMBER
PREPARER'S NAME AND ADDRESS ( <i>typed or printed</i> )	TELEPHONE NUMBER ( )	TITLE



**SUPPLEMENTAL SCHEDULE TO FORM 571-STR  
FOR SHORT-TERM RENTAL PROPERTIES**

You may estimate the current value (as if sold on the open market) *as of January 1, 2026* for older/used/gifted items or if you have no receipts for purchase. Record in 'Estimated Current Value' box below 'TOTAL' for each category. Do not include built-ins that typically come with new homes such as dishwashers, ovens, water heaters, HVAC system, etc.

**FURNITURE**

Year Acquired	Original Cost	Brief Description
2025		
2024		
2023		
2022		
2021		
2020		
2019		
2018		
2017		
2016		
Prior		
<b>TOTAL</b>		

**EQUIPMENT**

Year Acquired	Original Cost	Brief Description
2025		
2024		
2023		
2022		
2021		
2020		
2019		
2018		
2017		
2016		
Prior		
<b>TOTAL</b>		

**OTHER EQUIPMENT**

Year Acquired	Original Cost	Brief Description
2025		
2024		
2023		
2022		
2021		
2020		
2019		
2018		
2017		
2016		
Prior		
<b>TOTAL</b>		

Estimated Current Value as of 1/1/26:

Estimated Current Value as of 1/1/26:

Estimated Current Value as of 1/1/26:

- EXAMPLES OF FURNITURE:**
- Armoires, dressers, chests, nightstands
  - Artwork, decorations
  - Beds (box spring, headboard, frame, mattress)
  - Benches, chairs, tables
  - Shelves, bookcases, and books
  - Clocks
  - Daybeds
  - DVD players and DVDs
  - Fans, lamps
  - Patio furniture
  - Sofa, loveseat, recliners
  - Mirrors (Stand-alone/makeup)
  - Storage bins
  - TVs

- EXAMPLES OF EQUIPMENT:**
- Bakeware (cookie sheets, measuring cups)
  - Barbecue
  - Blenders, mixers
  - Toasters, microwave (non-built-in)
  - Refrigerator (non-built-in)
  - Coffee/espresso maker, tea kettle
  - Cookware (pots/pans/cutting boards)
  - Cutlery, silverware, cooking utensils
  - Dishware (plates, bowls, cups, glasses)
  - Clothes washer & dryer
  - Trash cans (interior only)
  - Fire extinguishers
  - Iron, steamer, ironing board
  - Vacuum cleaners

- EXAMPLES OF OTHER EQUIPMENT:**
- Arcade/video games
  - Bicycles
  - Computers, printers
  - Yard games (corn hole, bocce ball)
  - Kayaks, paddle boards
  - Lockbox/safe
  - Movie projectors/screens
  - Outdoor playground
  - Pool/ping ping/foosball tables
  - Security equipment
  - Spa (above ground)
  - Sports equipment



**OFFICIAL REQUEST**

DO NOT RETURN THESE INSTRUCTIONS

California law prescribes a yearly ad valorem tax based on property as it exists at 12:01 a.m. on January 1 (tax lien date). This form constitutes an official request that you declare all assessable business property situated in this county which you owned, claimed, possessed, controlled, or managed on the tax lien date, and that you sign (under penalty of perjury) and return the statement to the Assessor's Office by the date cited on the face of the form as required by law. Failure to file the statement during the time provided in section 441 of the Revenue and Taxation Code will compel the Assessor to estimate the value of your property from other information in the Assessor's possession and add a penalty of 10 percent of the assessed value as required by section 463 of the Code.

If you own taxable personal property in any other county whose aggregate cost is \$100,000 or more for any assessment year, you must file a property statement with the Assessor of that county whether or not you are requested to do so. Any person not otherwise required to file a statement shall do so upon request of the Assessor regardless of aggregate cost of property. The Assessor of the county will supply you with a form upon request.

Except for the "DECLARATION BY ASSESSEE" section, you may furnish attachments in lieu of entering the information on this property statement. However, such attachments must contain **all** the information requested by the statement and these instructions. The attachments must be in a format acceptable to the Assessor, and the property statement must contain appropriate references to the attachments and must be properly signed. In all instances, you must return the original BOE-571-STR.

<b>THIS STATEMENT IS SUBJECT TO AUDIT.</b>	<b>THIS STATEMENT IS NOT A PUBLIC DOCUMENT. THE INFORMATION DECLARED WILL BE HELD SECRET BY THE ASSESSOR.</b>	<b>IF ANY SITUATION EXISTS WHICH NECESSITATES A DEVIATION FROM TOTAL COST PER BOOKS AND RECORDS, FULLY EXPLAIN ALL ADJUSTMENTS.</b>
--	---	---

**INSTRUCTIONS***(complete the statement as follows)*

**NAME.** If the information has been preprinted by the Assessor, make necessary corrections. **INDIVIDUALS**, enter the last name first, then the first name and middle initial. **PARTNERSHIPS** must enter at least two names, showing last name, first name and middle initial for each partner. **CORPORATIONS** report the full corporate name. If the business operates under a **DBA** (Doing Business As) or **FICTITIOUS NAME**, enter the DBA (Fictitious) name under which you are operating in this county below the name of the sole owner, partnership, or corporation.

**Part I: GENERAL INFORMATION**

**LOCATION OF RECORDS** — Enter the address or addresses at which your general ledger and all related accounting records are maintained and available for audit. If you enter your tax agent or representative's address, indicate whether all or only part of the records are at that address, and the location of the remainder, if applicable.

**LOCATION OF THE PROPERTY.** Enter the complete street address. Forms for additional rental locations will be furnished upon request.

**Part II: DECLARATION OF PROPERTY BELONGING TO OTHERS**

If property belonging to others, or their business entities, is located on your premises, report the owner's name and mailing address along with a description of the leased property. If it is leased furniture or appliances, your agreement may indicate whether the lessor or lessee has the tax obligation. For assessment purposes, the Assessor will consider, but is not bound to, the contractual agreement.

1. **LEASED PROPERTY.** Report the name and address of owner and a description of the leased property; do not include in Schedule A (see No. 3, below).
2. **LEASE-PURCHASE OPTION PROPERTY.** Report here all furniture and appliances acquired on lease-purchase option on which the **final payment remains to be made**. Report the name and address of owner and a description of the leased property. **If final payment has been made**, report full cost in Schedule A (see No. 3, below).
3. **CAPITALIZED LEASED PROPERTY.** Report here all leased furniture and appliances that have been capitalized at the present value of the minimum lease payments on which a final payment remains to be made. Report the name and address of owner and a description of the leased property. **Do not** include in Schedule A unless final payment has been made.

Report conditional sales contracts that are not leases on Schedule A.

**Part III: DECLARATION OF PERSONAL PROPERTY BELONGING TO YOU**

Report full cost (100 percent of actual cost). Include excise, sales, and use taxes, freight-in, installation charges, and all other relevant costs. Report any additional information which will assist the Assessor in arriving at a fair market value.

**LINE 4. SUPPLIES.** Report supplies on hand, such as stationery and office supplies, utensils and dishware, cleaning supplies, napkins and paper towels, etc., at their current replacement costs.

**LINE 5. FURNITURE AND BELONGINGS, APPLIANCES, AND OTHER EQUIPMENT.** Enter sum of total costs from Schedule A for furniture and belongings, lines 1-6. (*see instructions for Schedule A: furniture and belongings*).

**LINE 6. KITCHEN APPLIANCES.** Enter sum of total costs from Schedule A for kitchen appliances, line 7. (*see instructions for Schedule A: kitchen appliances*).

**LINE 7. OTHER EQUIPMENT.** Enter sum of total costs from Schedule A for other equipment, line 8. Describe and report the cost of tangible property not reported elsewhere on this form.

**SCHEDULE A — COST DETAIL: FURNITURE AND EQUIPMENT**

**Do not** include property already reported in Part II.

Enter in the appropriate column the cost of your furniture and belongings, appliances, and other equipment segregated by calendar year of acquisition, include short-lived or expensed equipment. Total each column. Report full cost; do not deduct investment credits, trade-in allowances or depreciation. Include equipment acquired through a lease-purchase agreement at the selling price effective at the inception of the lease and report the year of the lease as the year of acquisition (if final payment has **not** been made, report such equipment in PART II). Report self-constructed equipment used by you at the proper trade level in accordance with Title 18, section 10, of the California Code of Regulations. Exclude the cost of normal maintenance and repair that does not extend the life nor modify the use of the furniture, appliances, or equipment. Exclude the cost of furniture, kitchen appliances, and equipment actually removed from the site. The cost of furniture, kitchen appliances, and equipment retired but not removed from the site must be reported.

**Furniture and Belongings** include, but are not limited to: Mattresses, Box Springs, Bedframes/Headboards, Pillows and Bedding, Duvet Covers/Blankets, Bureaus/Chest of Drawers/Dressers, Nightstands/Bedside Tables, Rugs, Mirrors, Table Lamps, Floor Lamps, Artwork (Paintings, Pictures, etc.), Televisions, Sofas/Couches, Tables, Chairs, Storage Chests, Clocks, Internet Modems, Routers, Gaming Consoles, DVDs and DVD Players, Networking Devices, Dishware, Flatware, Pots and Pans, Knives/Cooking Utensils, Telephones, Bath Towels, Hand Towels, Bath Mat(s)/Rug(s), Blow Dryers, and any other similar furniture and belongings not reported elsewhere on this form and located and used in the subject short-term rental property. **Do not** include installed carpeting or drapes as furniture; such items are considered part of the building.

**Kitchen Appliances** include, but are not limited to: Dishwashers, Refrigerators, Stoves, Ovens, Microwaves, Toasters, Coffee Makers, Blenders, Ice Makers, Waffle Makers, and any other similar kitchen appliances that are not built-in and located and used in the subject short-term rental property. **Do not** include built-in appliances.

**Other Equipment** includes, but is not limited to: Clothes Washers and Dryers, Vacuum Cleaners, Computers, Bicycles, Sports Equipment, Portable Barbecues, Security Systems, Outdoor Playgrounds, Patio Furniture, Gazebos, Portable Hot Tubs, Pool Equipment, Electric Vehicle (EV) Chargers, Portable Heaters, Portable Air Conditioners, Rollaway Beds, and any other similar equipment not reported elsewhere on this form and located and used in the subject short-term rental property.

If necessary, asset titles in Schedule A may be changed to better fit your property holdings; however, the titles should be of such clarity that the property is adequately defined.

To report more acquisitions, you **must** attach a separate schedule detailing the cost of such equipment by year(s) of acquisition. Enter the total cost of all such acquisitions along with other reported costs.

### DECLARATION BY ASSESSEE

The law requires that this property statement, regardless of where it is executed, shall be declared to be true under penalty of perjury under the laws of the State of California. The declaration must be signed by the assessee, a duly appointed fiduciary, or a person authorized to sign on behalf of the assessee. In the case of a **corporation**, the declaration must be signed by an officer or by an employee or agent who has been designated in writing by the board of directors, by name or by title, to sign the declaration on behalf of the corporation. In the case of a **partnership**, the declaration must be signed by a partner or an authorized employee or agent. In the case of a **Limited Liability Company (LLC)**, the declaration must be signed by an LLC manager, or by a member where there is no manager, or by an employee or agent designated by the LLC manager or by the members to sign on behalf of the LLC.

When signed by an employee or agent, other than a member of the bar, a certified public accountant, a public accountant, an enrolled agent or a duly appointed fiduciary, the assessee's written authorization of the employee or agent to sign the declaration on behalf of the assessee must be filed with the Assessor. The Assessor may at any time require a person who signs a property statement and who is required to have written authorization to provide proof of authorization.

A property statement that is not signed and executed in accordance with the foregoing instructions is not validly filed. The penalty imposed by section 463 of the Revenue and Taxation Code for failure to file is applicable to unsigned property statements.