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## Assessor's Office Reaches Out to Property Owners with Active Construction

Each year, in accordance with California state law, the Nevada County Assessor's Office requests cost information from property owners with open building permits. Formerly called the New Construction Questionnaire, this form has been redesigned to improve clarity and ease of use. Assessor Rolf Kleinhans and his team now offer a simpler, more user-friendly New Construction Cost Statement.

### What is the New Construction Cost Statement?

Under Property Tax Rule 463, when construction is still in progress as of the January 1 lien date, the Assessor's Office is required to identify the fair market value of the portion that is completed as of that date. This value is then added to the upcoming annual secured tax bill.

Estimating the value of partially completed construction can be complex, therefore a New Construction Cost Statement is mailed out at the beginning of each year for most active construction projects. This cost statement collects essential information about the project's completion status and associated costs, which is used in combination with standardized cost tables, local contractor data, and market trends to determine the market value of the added construction.

### How do I complete the form?

The New Construction Cost Statement is available in multiple versions, each designed for a specific type of project (such as additions or remodels, wells, or pools.) Property owners will receive the form that best corresponds to their construction activity.

The form requests general information about the type of work being completed, the stage of construction and costs incurred to date. Not all sections may apply—please complete only those that are relevant. A section is also provided to share any additional information that may help accurately reflect the status of the project.

After completing the form, be sure to:

- Sign the form
- Include your contact information
- Submit photos of the new construction
- Return to the Nevada County Assessor's Office within 15 days

New this year, the form can also be completed and submitted online. Use the link to access the [New Construction Cost Statement](#).

### Additional questions?

Visit the Nevada County Assessor's Office at <https://www.nevadacountyca.gov/163/Assessor>, email us at [assessor@nevadacountyca.gov](mailto:assessor@nevadacountyca.gov), call [530-265-1232](tel:530-265-1232) or stop by our office at 950 Maidu Avenue in Nevada City.

*Learn more about how new construction can impact property taxes in our “New Construction and Property Taxes: Key Info from Assessor Rolf Kleinhans” article, available in the [Annual Report, Newsletters, & Brochures](#) section of our website.*