

Painless tests can check for heart disease and diabetes in women



CEDARS-SINAI
Quick Quiz

Article Search

GO

Advanced Search

Columnists

Archive Search

ImpactoUSA.com

Marketplace

- Place an Ad
- AdHound
- MyList
- Autos
- Jobs
- Homes
- Rentals
- Special Offers
- Personals
- Obituaries
- Business Directory
- Special Sections
- Classifieds

News

- Dennis McCarthy
- Rick Orlov
- Mariel Garza
- Today in History
- Traffic
- Sunday's Best
- Weather
- Newsletters
- Special Reports
- Religion
- Antelope Valley
- Burbank/Glendale
- A Life Story
- Santa Clarita
- Simi Valley
- Lottery

Coffee Break

- Flash games
- Crickler
- Crossword
- Horoscopes
- Gossip
- Sports Challenge

Sports

- Clippers / NBA
- Lakers / NBA
- Angels / MLB
- Dodgers / MLB
- Galaxy
- Chivas USA
- USC
- UCLA
- CSUN
- Pepperdine

EMAIL ARTICLE LINK TO ARTICLE PRINT ARTICLE
SUBSCRIBE TO PRINT

Article Published: Sunday, June 26, 2005 - 7:10:05 AM PST

A pricey proposition

Overhaul of Prop. 13 could cost taxpayers millions to implement

By David M. Drucker, Sacramento Bureau

SACRAMENTO – A proposed initiative ending Proposition 13 protection for commercial property would cost Los Angeles County taxpayers more than \$26 million annually to implement, according to an analysis by the California Assessors' Association.

The Tax Fairness Act has received almost \$2.4 million from a group of influential public employee unions to circulate petitions placing the measure on the June 2006 ballot. Proponents say it would generate \$2.8 billion per year in additional property tax revenues statewide.

A CAA review of the proposal found it would be difficult and costly for counties to implement, with counties probably having to spend money fighting lawsuits filed by owners of the reassessed properties.

Los Angeles County Assessor Rick Auerbach predicted he would have to hire 300 additional appraisers plus support staff just to comply with it. "It would be a very, very difficult thing to implement. It's a very costly thing to do."

Since its passage by voters in 1978, Proposition 13 has kept property-tax rates low by limiting their growth to 1 percent of the property's market value and allowing the valuation to increase by a maximum of 2 percent a year unless the property is sold.

The Tax Fairness Act would allow commercial property to be assessed at significantly higher rates, more in line with their current value. Revenue generated would be reserved for education, transportation-improvement projects, public safety and a property tax relief program for senior citizens.

The Tax Fairness Act would funnel 50 percent of the new revenue to K-12 education; \$2.1 million of the money raised to circulate the measure has come from the California Teachers Association.

An additional \$250,000 was donated by the California Correctional Peace Officers Association prison guards union, with \$50,000 coming from the Association of California School Administrators.

"Over the past 30 years, corporations have been able to avoid paying their fair share of property

File Download

onlineEXTRA

• California Assessors' Association report on the impact of overhauling the California property tax system.

OTHER ARTICLES IN THIS SECTION

6/27/2005

- One drug created giant
- Graham forewarns end times at revival
- Box office slump now a record
- Bombers hit trio of targets, kill 33
- Millions could go toward new LAUSD garage
- MTA's Snoble gets graded
- NASA to shoot 'bullet' at comet
- Fatal error investigated
- Fire-safe cigarette could be more toxic to smoker
- Gay pride parades held in cities across nation
- Hikers commune with leader
- Iran leader expresses defiance
- It's back: effort to license illegal-immigrant drivers
- LAPD SWAT finds suspect in mulch
- Local Swedes usher in summer with fair
- Veteran TV, film actor, 'Piglet' voice John Fielder
- Comic, 'Tigger' voice Paul Winchell
- Medicaid eligibility may be reduced
- Career salute for Clooney
- Meetings 6/27
- Pump prices rise by 8 cents
- Teacher credential panel backlogged
- U.N. anniversary feted in city of origin
- Villaraigosa inauguration team ready to put on the Ritz
- Military kids share special bond at summer camp
- Copter squads wow crowds at yearly air show
- Fighting lifelong obesity
- Giving family keeps others alive, kicking
- Horse plan draws ire
- Loren honored by Italian town

Place an Ad
classified connection in print anytime
click here online

Prep Sports
Kings / NHL
Area Colleges
NFL
Antelope Valley Sports
Sports Challenge
Other Sports
NHL
Horse Racing

U-Entertainment

Film
TV
Music
Gossip
Dining

L.A. Life

Travel

Food

Health

Business

Opinion

Bridget Johnson
Chris Weinkopf
Patrick O'Connor
Your Opinion
Their Opinion
Write A Letter
Neighborhood Councils

Services

Subscribe
Pay/Renew
Vacation Holds
Delivery Problems
Change of Address
News in Education

Info



taxes, and there has been a steady shift of the property tax burden to homeowners," said Sid Voorakkara, a spokesman for Californians for Tax Fairness, a coalition of public employee unions pushing the Tax Fairness Act.

"This would give us the ability to maintain the spirit of Prop. 13, which was to protect homeowners from skyrocketing property taxes, while at the same time generating funds that communities sorely need."

Passage of the Tax Fairness Act or other similar measures circulating for placement on the June 2006 ballot would increase the county assessor's \$133 million-a-year budget by nearly 20 percent, officials said. Around 700 people are already employed; hiring 300 more appraisers and the support staff would represent an increase in personnel of about 50 percent.

Anti-tax and business advocates, meanwhile, say the initiative is unfair and would cost California jobs.

Gov. Arnold Schwarzenegger, campaigning for his budget overhaul initiative since calling a Nov. 8 special election, has said his spending control measure is needed, in part, to prevent Democratic lawmakers and their union allies from approving the kind of growth in government expenditures that could ultimately lead to tax hikes, including a wholesale or partial overhaul of Proposition 13.

"The governor has made clear he is against any rollbacks of Proposition 13 protections," said Todd Harris, a spokesman for Schwarzenegger's special-election campaign team. "He understands that whether you're raising property taxes on residences or small businesses, every working Californian will eventually have to pay the bill."

According to the Los Angeles County Assessor's Office, the value of the county's commercial and industrial property in fiscal year 2004-05 was \$155 billion, with that number expected to hit \$168 billion in 2005-06.

Commercial and industrial property will generate an estimated \$1.7 billion in tax revenue in 2005-06, but could ultimately total \$2.1 billion.

The California Assessors' Association review of the Tax Fairness Act and similar measures predicts a number of potential stumbling blocks related to implementation that present both fiscal and practical problems for county assessor offices. In addition to the increases in personnel and operating budgets, the analysis speculates that the initiative's directives could be challenged by commercial property owners en masse.

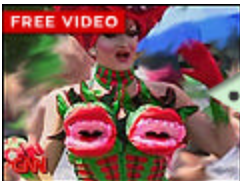
Among the concerns: Which commercial properties would be chosen to be reassessed first, as they cannot all be done at once and such properties are typically the most difficult to assess. "Regardless, there would be myriad lawsuits," the analysis argues.

Also, Proposition 13, in keeping property taxes very low, has reduced the number of appeals lodged by property owners. The reassessment of commercial and industrial property, claims the review, would engender appeals "that would once again become a very real burden for assessors."

-
David M. Drucker, (916) 442-5096 david.drucker@dailybulletin.com

- Lump and grind
- Memories of a lynching
- Mexico hipper than thou
- News street in obits
- Piece of history gone
- Rockies road
- Shepherds' life hard
- Tribal endeavors grow
- Uplifting endorsement
- Wilds full of edible fungi

[RETURN TO TOP](#)



- [BTK back in court](#) | [WATCH](#)
- [Data theft alleged at India tech firm](#) | [WATCH](#)
- [Gay pride parades held](#) | [WATCH](#) [CLICK FOR VIDEO](#)

From hard-hitting to human-interest. Watch FREE video. **CNN.com**

Sponsored Links

- | | | | |
|------------------------------------|---|---|---|
| Debt Consolidation | Shopping Cart | Business Card Design | Paintball Guns |
| Home Loans | Las vegas hotels | Monitor | Search Catalog |
| Product Tests | Vacations | Auto insurance | Personalized Gifts & Favors |
| Thanksgiving | Popcorn Machines Direct | Find aupairs & nanny search | Ayn Rand |

