

**Can property held by a corporation or partnership qualify?**

No. In order to qualify, the transfer of property must be between individuals, not individuals and a corporation or partnership.

**The claim form asks for information about the transferor and transferee. Who is the transferor and who is the transferee?**

The transferor is the previous owner (grantor, decedent, or trustor). The transferee is the new owner (grantee, heir, or beneficiary).

**Do all children (transferees) need to sign the claim form?**

No. One signature is sufficient; however, all transferees must be listed. A photocopied signature is not acceptable.

**How do I obtain a Parent-Child or Grandparent-Grandchild Exclusion claim form?**

You may request an exclusion claim form by calling our office at (951) 955-6200, or by downloading the form from our web site at [www.rivcoacr.org](http://www.rivcoacr.org).

**OTHER LOCATIONS TO SERVE YOU**

**Riverside (Gateway) Office**  
2724 Gateway Drive  
Riverside, CA 92507  
Telephone: (951) 486-7000  
Fax: (951) 486-7007

**Blythe Office**  
270 N. Broadway  
Blythe, CA 92225-1608  
Telephone: (760) 921-5050  
Fax: (760) 921-5055

**Hemet Office**  
880 N. State Street, Suite B6  
Hemet, CA 92543-1496  
Telephone: (951) 766-2500  
Fax: (951) 766-2530

**Palm Desert Office**  
38686 El Cerrito Road  
Palm Desert, CA 92211  
Telephone: (760) 863-7800  
Fax: (760) 863-7495

**Temecula Office**  
County Administrative Center  
41002 County Center Dr., #230  
Temecula, CA 92591-6027  
Telephone: (951) 600-6200  
Fax: (951) 600-6205

For hours of operation and additional information, please call our office or visit our website at: [www.rivcoacr.org](http://www.rivcoacr.org)

**Peter Aldana**  
*Assessor - County Clerk - Recorder*  
*County of Riverside*



**PARENT-CHILD EXCLUSION**

**Riverside (Downtown) Office**  
County Administrative Center  
4080 Lemon Street, 1st. Floor  
Riverside, CA 92501-3659  
Telephone: (951) 955-6200  
Fax: (951) 955-6160

**Mailing address:**  
P.O. Box 751  
Riverside, CA 92502-0751

**Please visit our website:**  
[www.rivcoacr.org](http://www.rivcoacr.org)

**Riverside County Property Tax Portal:**  
[www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**All statements in this pamphlet are accurate as of the date of printing.**

## **What is a Parent-Child Exclusion?**

The Parent-Child Exclusion applies to any real property purchases or transfers between parents and children, which occurred on or after November 6, 1986.

## **What is the purpose and benefit of the Parent-Child Exclusion?**

This exclusion prevents an increase in property taxes when real property is transferred between parents and their children.

## **What is the definition of a “child” for the purpose of this exclusion?**

Natural children, children adopted before the age of 18, stepchildren (as long as the parents are still married), and sons- and daughters-in-law are considered children under this exclusion program.

## **What type of property can be transferred without a tax increase?**

A parent may transfer their principal residence and any other property valued up to \$1,000,000 to their children. The properties will not be reappraised providing that the proper Claim for Exclusion from Reappraisal form is filed and approved by the Assessor’s Office.

## **What is a Grandparent-Grandchild Exclusion?**

California State law allows property to be excluded from reappraisal when transferred between grandparent and grandchild, providing that a Claim for Exclusion from Reappraisal form is filed and approved by the Assessor’s Office. This exclusion is available **only** when both parents of the eligible grandchildren are deceased.

## **Can a transfer of real property between grandparent and grandchild qualify for this exclusion if the parent disclaims any interest in the grandparent’s property?**

No. The parent must actually be deceased prior to the transfer to the grandchildren.

## **Will I get the exclusion automatically?**

No. A Claim for Exclusion from Reappraisal form must be completed and filed with the Assessor’s Office. Failure to file a claim will result in a reassessment of the property. You will receive the exclusion after your claim is approved.

## **When must the claim for the exclusion be filed?**

To prevent a supplemental tax bill from being issued, a claim must be filed as soon as possible after the transfer or date of death.

## **Is there a filing deadline for this exclusion?**

A claim must be filed within three years of the date of transfer or death, or prior to the sale or transfer to a third party. In addition, a claim may be filed within six months after the mailing date of the supplemental notice or escape assessment.

## **Is there anything I can do after the deadline?**

If a claim is filed after the legal deadline, the exclusion may be granted but no refunds will be issued for prior years. It will be granted for the year the claim is filed as long as the property has not been sold to a third party.

## **Can children apply for a Parent-Child Exclusion if their parents have also applied for a Reappraisal Exclusion for Seniors on the same property?**

No. The Reappraisal Exclusion for Seniors is a one-time only tax benefit enabling senior citizens (55 years or older) to sell their residence and transfer its low value to a replacement home. Since the sold property **must be reappraised**, the children would receive no benefit from a Parent-Child Exclusion.

## **Can property held by my parents in a trust qualify for this exclusion?**

Yes. An inheritance or transfer to children within a trust may qualify for this exclusion. The trust documents must be provided with the claim.