



Lawrence E. Stone, Assessor

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BOE-04 (FRONT) REV. 7 (8-06)

CLAIM FOR SEISMIC SAFETY CONSTRUCTION
EXCLUSION FROM ASSESSMENT

(Section 74.5 of the Revenue and Taxation Code)

This form must be filed with the Assessor prior to, or within 30 days of, completion of construction.

FOR ASSESSOR'S USE ONLY
[ ] Received
[ ] Approved
[ ] Denied
Reason for denial

NAME AND MAILING ADDRESS

[ ] [ ]

PROPERTY DESCRIPTION
Parcel No.(s)
Address

STATEMENTS

- 1. As the owner of the property described above, I completed, or will complete, construction on this property on ... and therefore claim the construction exclusion from assessment provided by section 74.5 of the California Revenue and Taxation Code.
2. I understand this exclusion from assessment is applicable only to seismic retrofitting improvements and improvements utilizing earthquake hazard mitigation technologies to an existing building or structure and is not applicable to alterations, such as new plumbing, electrical, or other added finishing materials, made in addition to seismic-related work performed on an existing structure.
3. I further understand this exclusion from assessment does not encompass the exclusion provided by Revenue and Taxation Code section 70(d) pertaining to the portion of reconstruction or improvement to a structure, constructed of unreinforced masonry bearing wall construction, necessary to comply with any local ordinance relating to seismic safety during the first 15 years following that reconstruction or improvement.
4. The property owner, primary contractor, civil engineer, or architect [ ] has [ ] has not certified to the building department those portions of the project that are seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies.

THIS EXCLUSION EXPIRES UPON CHANGE IN OWNERSHIP OF THE PROPERTY.

CERTIFICATION

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, are true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF CLAIMANT

DATE DAYTIME PHONE NO. ( )

Only the owner or a co-owner of the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign.

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to the claim.

SUPPORTING DOCUMENTS MUST BE FILED WITHIN SIX MONTHS OF COMPLETION OF THE PROJECT.

## GENERAL INFORMATION

Under section 74.5 of the California Revenue and Taxation Code, “seismic retrofitting improvements” and “improvements utilizing earthquake hazard mitigation technologies,” to an existing building or structure, are excluded from assessment.

In order to receive the exclusion, the property owner shall submit this form to the Assessor **prior to, or within 30 days of, completion of the project** that he or she intends to claim the exclusion for seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies. **All documents necessary to support the exclusion must be filed by the property owner with the Assessor within six months of completion of the project.**

For purposes of section 74.5:

- (1) “Seismic retrofitting improvements” means retrofitting or reconstruction of an existing building or structure, to abate falling hazards from structural or nonstructural components of any building or structure including, but not limited to, parapets, appendages, cornices, hanging objects, and building cladding that pose serious danger. “Seismic retrofitting improvements” also means either structural strengthening or providing the means necessary to resist seismic force levels that would otherwise be experienced by an existing building or structure during an earthquake, so as to significantly reduce hazards to life and safety while also providing for the substantially safe ingress and egress of building occupants during and immediately after an earthquake. “Seismic retrofitting improvements” does **not** include alterations, such as new plumbing, electrical, or other added finishing materials, made in addition to seismic-related work performed on an existing structure. “Seismic retrofitting” includes, but is not limited to, those items referenced in Appendix Chapters 5 and 6 of the Uniform Code for Building Conservation of the International Conference of Building Officials.
- (2) “Improvements utilizing earthquake hazard mitigation technologies” means improvements to existing buildings identified by a local government as being hazardous to life in the event of an earthquake. These improvements shall involve strategies for earthquake protection of structures. These improvements shall use technologies such as those referenced in Part 2 (commencing with section 101) of Title 24 of the California Building Code and similar seismic provisions in the Uniform Building Code.

This exclusion applies only to projects completed on or after January 1, 1991, and is **not** applicable to seismic safety reconstruction and improvements that qualify for the exclusion provided in subdivision (d) of section 70.

The property owner, primary contractor, civil engineer, or architect shall certify to the building department those portions of the project that are seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies. Upon completion of the project, the building department shall report the value of those portions of the project that are seismic retrofitting improvements and improvements utilizing earthquake hazard mitigation technologies to the Assessor.