

SPLIT ROLL



This request will help defeat a new \$11+ billion tax increase on the commercial real estate industry. In November 2020, California voters will decide whether to increase statewide taxes on the commercial real industry by \$11+ billion.

The measure is called a "Split Roll" property tax because it seeks to undo Proposition 13 protections for non-residential properties. This will force statewide commercial taxes to be raised. The protections of having commercial taxes tied to residential taxes would vanish, and property taxes will be raised every three years to your building's current assessed value.

Calculate Your Own Property

ASSESSED PROPERTY VALUE		
	Rate	
General Tax Levy	1.00000000	
VOTED INDEBTEDNESS		
City of San Francisco		
BART		
City College		
Unified Schools		
DIRECT ASSESSMENTS		
Educators LW 2018 Tax		
SGF Bay Restoration Authority Parcel Tax		
Downtown Community Benefit District (based on sq ft of bldg)		
SFUSD Facilities District		
SFCCD Parcel Tax		
SFUSD - Teach Support		
Total Property Tax		
CA Minimum Tax		
CA LLC Fee (flat fee based on gross receipts)		
SF Gross Receipts Tax (.285% up to \$5M & .3% over \$5M)		
SF Commercial Rent Tax (3.5%)		
SF Station Tanks - Above Ground Fee		
SF Use of Refrigeration Equipment Fee		
SF Hot Work Operations Fee		
SF Business Registration Fee (flat fee based on gross receipts)		
Total Taxes		

Example 1

OFFICE BUILDING

Current Property Tax: \$2,150,000
 2020 Property Tax: \$9,295,583
 Tax Increase: 323%

Reference Data for Example

Assessor records for an early 1970s, high-rise, 665,000 square foot office building acquired in the mid-1980s.

2019 Assessed Value: \$215,000,000 (\$323/SF)
 2019 Market Value: \$532,000,000 (\$800/SF)
 Differential: \$317,000,000
 2019 Tax Rate: 1.174729%
 Tax Increase: \$5,538,909

Example 2

OFFICE BUILDING

Current Property Tax: \$400,000
 2020 Property Tax: \$2,866,931
 Tax Increase: 617%

Reference Data for Example

Assessor records for a 1920s-era, 500,000 square foot office building acquired in the late 1970s.

2019 Assessed Value: \$40,000,000 (\$80/SF)
 2019 Market Value: \$250,000,000 (\$500/SF)
 Differential: \$210,000,000
 2019 Tax Rate: 1.174729%
 Tax Increase: \$2,466,931

How You Can Help

Your contribution to **Californians to Save Prop 13 and Stop Higher Property Taxes** is greatly needed. We must defeat the Split Roll property tax initiative in November 2020 and protect Prop 13.

- To donate by mail, [click here](#) to download a contribution form.
- Contact [Melissa Stevens](#) with any questions.

Please do not create donor ID accounts for other people. This violates our processor's terms of use and will require us to refund donations.