



MINUTES
Ad Hoc LADBS Policies Committee Meeting
Wednesday, October 12, 2022, 4:00 PM-5:00 PM

Call to Order and Roll Call: Stella Grey, Committee Chair, called the meeting to order at 4:00 PM.

6 Present: Bobby Kwan, Stella Grey, Ellen Evans, Nickie Miner, Stephanie Savage, Leslie Weisberg

6 Absent: Shawn Bayliss, Robin Greenberg, Maureen Levinson, Bob Schlesinger, Steven Ramras, Michael Schweitzer

1. **Motion:** Approve proposed October 12, 2022, Ad Hoc LADBS Policies Committee meeting Agenda.

Moved by Stephanie Savage; **seconded** by Leslie Weisberg; **6/0/0 passed**

2. **Motion:** Approve August 3, 2022, Ad Hoc LADBS Policies Committee meeting minutes.

Moved by Leslie Weisberg; **seconded** by Stella Grey; **6/0/0 passed.**

3. **General Public Comments**

- None

4. **Discussion:**

Our guest, Milan Garcia, the Principal Appraiser at the LA County Assessor's Office discussed multiple questions. The list of main questions is enclosed below. Recording is available.

5. **Discussion and possible motion:**

Ellen Evans and I met with CD4 to discuss how to improve communication with LADBS. CD4 advised that in order to gain support for the measures we may propose, those measures have to be applicable to areas across the City.

Motion: Support effort to create a universal questionnaire that we will submit to Council Districts, Neighborhood Councils, and other organizations such as WRACK and Hillside Federation with the purpose of improving transparency at LADBS.

Moved by Stella Grey; **seconded** by Ellen Evans; **6/0/0 passed**

Adjournment: The meeting adjourned at 5:15 PM.

Next meeting date TBD

QUESTIONS FOR MILAN GARCIA

Question 1:

Are assessors assigned to specific areas of the county; such as, Central LA, West LA, Beverly Hills, etc., or do they specialize in specific applications; such as, commercial, multi-unit residential, single-family dwellings, etc., or both?

Question 2:

Please describe what triggers tax reassessment:

- When permits or CofO are issued?
- What if there is no CofO or temporary CofO?
- Is there a mechanism to flag properties with long-term temporary CofO or long-term construction duration with or without early power release?
- Is the process automated and do you receive notifications from PCIS system about issued permits and CofO?
- Or is the information compiled manually by LADBS and then forwarded to you?
- With what frequency and in what format is information from LADBS transmitted?
- Do you request an approved set of drawings from LADBS to use as a basis for re-assessment?
- If LADBS lost the approved set of plans for new construction (as it happened with 1509 Marlay Dr.) before the plans were microfiched, how will you assess property taxes for this property?
- Are you notified of any scope increase of a project when it happens during construction? What actions do you take in cases like this?
- Can any projects escape supplemental assessment of improvements during a multi-year construction period? If so, what is that process?

Question 3:

Permits and properties have a broad range of valuation. Besides, projects often do not start for years even if permits were issued.

- How does your office prioritize which property out of hundreds or even thousands to re-assess?
- How do you verify whether any work or how much work has been completed?
- Once a project is re-assessed, do you continue following it with annual re-assessments?

Question 4:

Assessed delinquent properties:

- How long does a property have to be delinquent before the LA County Appraiser's Office takes action?
- Does your office discuss with LADBS any delinquent tax issues of properties that have not received a CofO?
- What means of enforcement are available to you? Are penalties applied to delinquent owners?

Question 5:

Properties that were not re-assessed:

- If it is determined that a property escaped taxes on Land or Improvement value for many years, how do you evaluate the owed taxes and how far back can you go to collect them?
- What is the process of collecting these taxes?

Question 6:

During COVID, was special consideration given to construction sites regarding their timely paying property taxes (as opposed to residential homeowners)?