



**JEFFREY PRANG**  
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January 11, 2021

The Honorable Denis Weber  
Mayor, City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

### **PROPERTY TAX SAVINGS FOR HOMEOWNERS**

Dear Mayor Weber:

With the nation gripped by the COVID-19 pandemic and recession, everyone is looking for ways to cut back and save money, including, if not especially on taxes. Fortunately, my office manages a number of programs designed to help save on property taxes: programs for seniors, veterans, the disabled, and those impacted by natural disasters.

I am reaching out to you today about the easiest and most accessible program, the Homeowners' Exemption (HOX). The HOX reduces the assessed value of a home or condo by \$7,000 for tax purposes, provided that the property is the owner's principal place of residence as of January 1st. That translates to a reduction of \$70 annually to a homeowners' property tax bill.

All the homeowner has to do is fill out the application at <https://assessor.lacounty.gov/homeowners-exemption/> and they are good to go. The deadline is February 15th to get the entire savings, but if they miss the deadline, file anyway and the homeowner will get it prorated for that year and the full amount the following years. The savings will continue until a change (such as a sale) is recorded.

To say this is an easy way to save money is an understatement, but nearly one in three homeowners in Los Angeles County do not take advantage of this tax savings program, leaving \$30 million unclaimed each year. Across the County, an additional 435,000 families can be saving on their tax bills.

In fact, our records indicate that 28.87 percent of eligible homeowners in the City of Agoura Hills do not have the HOX.

I am committed to helping every qualified homeowner receive this tax savings. However, I have limited reach and am asking for your assistance to communicate with your residents. I encourage you and your City to consider promoting the Homeowners' Exemption to your residents. Enclosed is an attachment with several recommendations for your consideration, one being declaring January as Homeowners' Exemption Awareness Month at an upcoming city council meeting. My public education team has ready-made materials and is ready to work with public information office to get the word out.

I am grateful for your consideration and look forward to finding opportunities to collaborate in assisting our mutual constituents. Please do not hesitate to contact me at (213) 974-3101 if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Jeffrey Prang". The signature is written in a cursive, flowing style.

**JEFFREY PRANG**

*Assessor*



# HOMEOWNERS EXEMPTION (HOX) 2020 Public Education & Outreach



*Municipalities can help their homeowner residents save \$ on their property tax bill by providing a number of options for sharing the information.*

## Assessor Recommendations

- Announcement at city council meetings or other public meetings
- Promote in local newsletters (electronic & via mail)
- Promote on social media platforms
- Highlight a link on the main website
- Introduce a resolution supporting the Assessor's "Homeowners Exemption Awareness Month"
- Include in local origination TV programs, such as city news
- Mailing a copy of the HOX to homeowners in the city
- Include in emails to residents
- Include information in utility bills
- Highlight a link on the main website

For more information, please visit: [assessor.lacounty.gov/homeowners-exemption/](https://assessor.lacounty.gov/homeowners-exemption/)

**JEFF PRANG, ASSESSOR**

County of Los Angeles

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