THE MILLS ACT CAN REDUCE PROPERTY TAXES for historic properties if the owner signs a contract with the local government—the City of Oakland—agreeing to repair and maintain the historic character of the property.

The Mills Act is a voluntary program.

The Mills Act contract is between the City and the owner of a designated historic structure.

The initial contract is for 10 years; at the end of each year the term is automatically extended one year, unless the owner or the City gives notice to not renew the contract. If the notice is given, the contract remains in effect for the balance of the current 10-year contract.

The penalty for breach of contract is 12.5% of the current property value.

The contract stays with the property, that is, the contract automatically transfers to each new property owner and the property is not reassessed to its full market value upon sale.

Upon receipt of an executed contract, the County Tax Assessor is directed by State law to re-assess the value of the property, which may result in a reduction of property tax.

The reduction will vary depending on a number of factors. Studies have shown that the largest property tax reductions occur for properties purchased or reassessed in recent years.

Each property owner should get financial and legal advice before entering into a Mills Act agreement.

The application fee is $400.00. The selection process will seek a variety of historic properties representing neighborhoods throughout the City, including residential, commercial and industrial buildings.

The application deadline for a contract affecting 2009 taxes is **January 31, 2008.**

WHO IS ELIGIBLE?

Owners of historic properties (as listed below);

- A property on the National Register of Historic Places (individually or in a district)
- A City of Oakland Landmark
- A City of Oakland Heritage Property
- A building that contributes to a City of Oakland-designated Historic District
- A building with a Cultural Heritage Survey rating of 'A' or 'B'
- A Potential Designated Historic Property located in an Area of Primary Importance

Some houses need help to recover from unwise modernization efforts; others need maintenance, paint, and wood restoration.

WHAT KIND OF WORK IS COVERED?

Mills Act contracts require an approved 10-year work program, indicating how the tax savings will be used to preserve/repair the historic property, and are limited to exterior work on the historic property. The work program could include improvements such as window repair/replacement, maintenance/repair of exterior materials, repair/restoration of front porches, reversal of inappropriate building modifications, foundation work, etc. Any proposal for the work program must retain the historic character of the property.

Both commercial and residential buildings can be eligible.

MILLS ACT BENEFITS

The Mills Act assists property owners in reaping the benefits of historic rehabilitation and preservation.

ECONOMIC

- Reduces property taxes
- Waives design review fees
- Allows use of the State Historical Building Code
- Stabilizes and enhances property values
- Increases marketability since the lower tax rate is passed on to future owners

BUILDING SAFETY

- Includes improvements for seismic and code compliance

ENVIRONMENTAL

- Conserves materials and energy embodied in existing building stock

NEIGHBORHOOD

- Preserves neighborhood character
- Maintains historic properties
- Increases architectural integrity
- Encourages neighborhood revitalization
- Attracts quality infill development
- Builds pride of ownership

OUR COMMUNITIES

- Generates construction jobs
- Creates a positive image for Oakland

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Multiple-unit buildings can be eligible for the program too.

La Ley de Mills puede reducir los impuestos a la propiedad de inmuebles históricos si el dueño firma un contrato con el gobierno local, la Ciudad de Oakland, estando de acuerdo en reparar y dar mantenimiento al carácter histórico del exterior de la propiedad.

Para más información, por favor comuníquese con Joann Pavlinec al (510)238-6344 a fin de obtener un ejemplar de este folleto en idioma chino/español/vietnamita o lea una traducción de este material en nuestro sitio Web:

www.oaklandnet.com/historicpreservation/

Mills Act có thể giảm thuế bất động sản cho các bất động sản có tính chất cổ xưa nếu chủ sở hữu ký hợp đồng với chính quyền địa phương—Thành Phố Oakland—đồng ý sửa chữa và giữ nguyên nét cổ xưa ngoại thất của công trình.

Để biết thêm thông tin, vui lòng liên hệ với Joann Pavlinec @ (510) 238-6344 để nhận thông tin này bằng tiếng Hoa/Tây Ban Nha/Việt hoặc xem bản dịch tại địa chỉ trang mạng của chúng tôi:

www.oaklandnet.com/historicpreservation/

Mills 法案可降低歷史物業的物業稅，條件是業主必須與地方政府（屋崙（奧克蘭）市政府）簽約，同意修理和維護房地產外觀的古蹟特色。

若要了解詳細資訊，請致電 (510)238-6344 與 Joann Pavlinec 聯絡，可索取中文、西班牙文和越南文的手冊，或者可上網站瀏覽翻譯內容，網址為：

www.oaklandnet.com/historicpreservation/

Sheffield Village Historic District

For more information regarding designating your property and/or an application for a Mills Act contract, please contact:

CITY OF OAKLAND PLANNING DEPARTMENT

Landmarks Preservation Advisory Board Secretary
Joann Pavlinec at (510) 238-6344
jpavlinec@oaklandnet.com

or

Oakland Cultural Heritage Survey
Betty Marvin at (510) 238-6879
bmarvin@oaklandnet.com

www.oaklandnet.com/historicpreservation/

CITY OF OAKLAND

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A FINANCIAL INCENTIVE FOR HISTORIC PROPERTIES

Do you own a historic property?

You may be eligible for the Mills Act!

How Oakland property owners can use the Mills Act Property Tax Abatement Program