

AMENDED IN ASSEMBLY APRIL 6, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 707

Introduced by Assembly Member Wood

February 25, 2015

An act to amend Section 51203 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL’S DIGEST

AB 707, as amended, Wood. Agricultural land: Williamson Act contracts: cancellation.

Existing law establishes the California Land Conservation Act of 1965, otherwise known as the Williamson Act, and authorizes a city or county to enter into 10-year contracts with owners of land devoted to agricultural use, whereby the owners agree to continue using the property for that purpose, and the city or county agrees to value the land accordingly for purposes of property taxation, as specified. Existing law provides for the procedure to cancel a contract entered into under these provisions, and provides that the landowner and the Department of Conservation may agree on the cancellation value of the land.

This bill would ~~repeal the authorization for~~ *provide that the authority for the landowner and the department to agree on the cancellation value of the land does not apply to a contract between a landowner and a city or county if that contract includes an additional cancellation fee, as specified.*

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 51203 of the Government Code is amended to read:

51203. (a) The assessor shall determine the current fair market value of the land as if it were free of the contractual restriction pursuant to Section 51283. The Department of Conservation or the landowner, also referred to in this section as “parties,” may provide information to assist the assessor to determine the value. Any information provided to the assessor shall be served on the other party, unless the information was provided at the request of the assessor, and would be confidential under law if required of an assessee.

(b) Within 45 days of receiving the assessor’s notice pursuant to subdivision (a) of Section 51283 or Section 51283.4, if the Department of Conservation or the landowner believes that the current fair market valuation certified pursuant to subdivision (b) of Section 51283 or Section 51283.4 is not accurate, the department or the landowner may request formal review from the county assessor in the county considering the petition to cancel the contract. The department or the landowner shall submit to the assessor and the other party the reasons for believing the valuation is not accurate and the additional information the requesting party believes may substantiate a recalculation of the property valuation. The assessor may recover his or her reasonable costs of the formal review from the party requesting the review, and may provide an estimate of those costs to the requesting party. The recovery of these costs from the department may be deducted by the city or county from cancellation fees received pursuant to this chapter prior to transmittal to the Controller for deposit in the Soil Conservation Fund. The assessor may require a deposit from the landowner to cover the contingency that payment of a cancellation fee will not necessarily result from the completion of a formal review. This subdivision shall not be construed as a limitation on the authority provided in Section 51287 for cities or counties to recover their costs in the cancellation process, except that the assessor’s costs of conducting a formal review shall not be borne by the nonrequesting party.

1 (1) If no request is made within 45 days of receiving notice by
2 certified mail of the valuation, the assessor's valuation shall be
3 used to calculate the fee.

4 (2) Upon receiving a request for formal review, the assessor
5 shall formally review his or her valuation if, based on the
6 determination of the assessor, the information may have a material
7 effect on valuation of the property. The assessor shall notify the
8 parties that the formal review is being undertaken and that
9 information to aid the assessor's review shall be submitted within
10 30 days of the date of the notice to the parties. Any information
11 submitted to the assessor shall be served on the other party who
12 shall have 30 days to respond to that information to the assessor.
13 If the response to the assessor contains new information, the party
14 receiving that response shall have 20 days to respond to the
15 assessor as to the new information. All submittals and responses
16 to the assessor shall be served on the other party by personal service
17 or an affidavit of mailing. The assessor shall avoid ex parte contacts
18 during the formal review and shall report any such contacts to the
19 department and the landowner at the same time the review is
20 complete. The assessor shall complete the review no later than 120
21 days of receiving the request.

22 (3) At the conclusion of the formal review, the assessor shall
23 either revise the cancellation valuation or determine that the
24 original cancellation valuation is accurate. The assessor shall send
25 the revised valuation or notice of the determination that the
26 valuation is accurate to the department, the landowner, and the
27 board or council considering the petition to cancel the contract.
28 The assessor shall include a brief narrative of what consideration
29 was given to the items of information and responses directly
30 relating to the cancellation value submitted by the parties. The
31 assessor shall give no consideration to a party's information or
32 response that was not served on the other party. If the assessor
33 denies a formal review, a brief narrative shall be provided to the
34 parties indicating the basis for the denial, if requested.

35 (c) For purposes of this section, the valuation date of any revised
36 valuation pursuant to formal review or following judicial challenge
37 shall remain the date of the assessor's initial valuation, or his or
38 her initial recomputation pursuant to Section 51283.4. For purposes
39 of cancellation fee calculation in a tentative cancellation as
40 provided in Section 51283, or in a recomputation for final

1 cancellation as provided in Section 51283.4, a cancellation value
2 shall be considered current for one year after its determination and
3 certification by the assessor.

4 *(d) Notwithstanding any other provision of this section, the*
5 *department and the landowner may agree on a cancellation*
6 *valuation of the land. The agreed valuation shall serve as the*
7 *cancellation valuation pursuant to Section 51283 or Section*
8 *51283.4. The agreement shall be transmitted to the board or*
9 *council considering the petition to cancel the contract. This*
10 *subdivision does not apply to the cancellation of a contract between*
11 *a landowner and a city or county if that contract includes an*
12 *additional cancellation fee included pursuant to Section 51240.*

13 ~~(d)~~

14 *(e) This section represents the exclusive administrative*
15 *procedure for appealing a cancellation valuation calculated pursuant*
16 *to this section. The Department of Conservation shall represent*
17 *the interests of the state in the administrative and judicial remedies*
18 *for challenging the determination of a cancellation valuation or*
19 *cancellation fee.*