Property Tax Savings

MILLS ACT UPDATES

The Mills Act

- The Mills Act contract is an agreement between the City and County of SF with the owner of a qualified historic property. Landmark designation qualifies owners of contributing buildings within designated landmark districts to apply for the Mills Act property tax reduction program.

- The Mills Act provides substantial property tax reductions to offset costs to rehabilitate, restore, or maintain historic properties, such as roof replacement, seismic strengthening, or general maintenance and repair.

- The Mills Act is a 10-year rolling contract. The Board of Supervisors approves all final contracts.

- Long-term property owners, who currently pay lower property taxes, derive the least benefit from the Mills Act. More recent property owners (post-1999), derive the most benefit.

Recent Mills Act Amendments

- At the request of Duboce Park property owners, Supervisor Scott Wiener and the Planning Department pursued legislation amending the Mills Act. These amendments result in a quicker, cheaper, and more predictable application process.

  o Application fees for residential properties reduced from $8,000 to $2,500

  o Established set periods for the submittal and review of Mills Act applications

- The Mills Act amendments were passed by the Board of Supervisors, signed by the Mayor, and are in effect as of October 2012.