



**FACTS
ABOUT
POSSESSORY
INTERESTS**

LESLIE MORGAN
SHASTA COUNTY ASSESSOR-RECORDER

*Shasta County does not discriminate on the basis of disability. Our
ADA Coordinator may be reached at 530-225-5515; relay service
800-735-2922; fax 530-225-5345.*

WHAT ARE TAXABLE POSSESSORY INTERESTS?

A taxable possessory interest may occur whenever a private person or entity rents, leases, occupies, controls or has the right to beneficial use in publicly-owned real property. It may be created or acquired through a contract, lease, concession agreement, license, permit, verbal agreement, or simply by possession or occupation without agreement. The use of the property may be concurrent or alternating with another use or user.

WHAT ARE EXAMPLES OF POSSESSORY INTERESTS?

- Boat moorings, skiff racks, slips, and storage for boats at public harbors and ports, houseboat use on Shasta Lake.
- Private possession and use of residences that are owned by public agencies.
- Airplane tie downs, hangars, concessions, and commercial buildings at public airports.
- The right to graze livestock on public land.
- Concessions at publicly-owned golf courses, parks, stadiums, fairgrounds, and other facilities.

ARE POSSESSORY INTERESTS NEW?

In the 1850's and 1860's, assessment rolls in many counties consisted in large part of possessory interests. Today, possessory interests in California constitute thousands of property assessments and amount to a significant part of the property tax base for our counties, cities, and school districts.

WHY ARE POSSESSORY INTERESTS TAXABLE?

Publicly-owned property is tax exempt as it is held by the entity to provide a service or public enjoyment. Publicly-owned property providing beneficial use to a private person or entity is no longer available for public use and thus the "possession" becomes taxable to the individual or entity receiving the beneficial use.

Similarly, landlords of privately-owned taxable property relinquish the beneficial use of their property to an individual or entity who in turn pays property taxes indirectly through rents paid for possession.

HOW ARE POSSESSORY INTERESTS VALUED?

Possessory interests are appraised under the guidelines of the California State Constitution and "Proposition 13." The rights of the possessor are appraised at a leasehold market value at the time of reappraisal. A reappraisal may be triggered by a change in ownership, new construction, or when the term used for appraisal purposes (either the lease term or the typical use term for that type of possessory interest) is over. In most cases the value at the time of reappraisal is enrolled as of the date of the change in ownership or new construction completion date and may result in the creation of supplemental assessments. Most possessory interest assessments are reviewed annually on the valuation date (January 1st of every year) based on the remaining period of possession determined by the assessor. Possessory interests are assessed to the possessor of record as of lien date (12:01 a.m. January 1) of each year. *The possessor of record on lien date is responsible for the entire year's taxes.*

If you disagree with the taxable value of your possessory interest, you may request a review of the assessment with the County Assessor's Office, or file an appeal with the Shasta County Clerk of the Board of Supervisors.

BRIEF DESCRIPTION OF SERVICES

The Assessor's Office provides a Public Service Section to assist taxpayers and the public with questions about property ownership and assessments.

Office Hours (Monday – Friday) 8 am – 5 pm

Location

Shasta County Assessor-Recorder's Office
Shasta County Administrative Center
Suite 208 – Recorder; Suite 208-A - Assessor
1450 Court Street, Redding, CA 96001

County website: www.co.shasta.ca.us

Public Information

The Assessor's Office establishes and updates over 4,800 maps for assessment purposes that delineate all locally assessed parcels of land in the county. Staff also maintains ownership information, mailing addresses, and taxable values. This and other information is available for review, and may be purchased through the Assessor's Office.

This information is a synopsis of taxable possessory interests. You may call the Assessor's Office for more specific information.