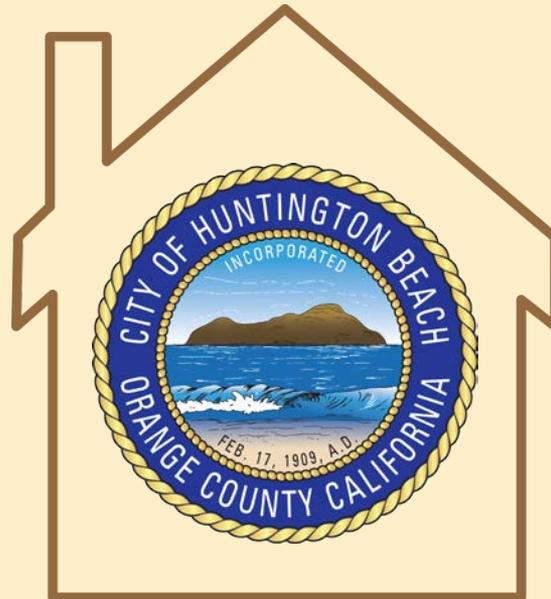


Mills Act Program



CITY OF HUNTINGTON BEACH



What is the Mills Act Program?



- Adopted by California Legislature in 1972.
- Adopted to promote the preservation of property of historical significance by authorizing local governments to grant property tax relief to owners of qualified historic properties.
- A voluntary program providing reduced property taxes on eligible historic properties.
- Overall intent was to provide an incentive for owners to preserve and maintain their properties.

Huntington Beach Importance

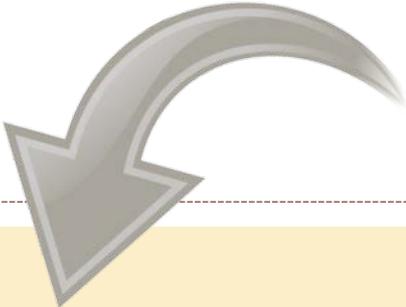


➤ A significant part of the quality of life of residential districts in Huntington Beach

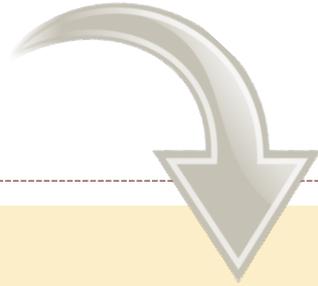
- Eclectic Beach Cottages
- Bungalows
- Downtown Police Substation



Protect and preserve the character of Surf City by preserving historic structures.



Highlights and Benefits



- Contract term is 10 years
- Contract is binding on successors in interest in the property
- Provides for the preservation of a qualified historic property and when necessary its restoration and rehabilitation
- Periodic inspection of the subject property
- Reduction in property tax
- Increases likelihood of preservation and property value
- Assures mechanism to avoid deterioration
- Can encourage buyers to purchase historic structures
- Visually improves the physical environment of our community

Does Your Property Qualify?



- Historical property must be listed on any federal, state, county, or city register
 - *National Register of Historic Places*
 - *California Register of Historical Resources*
 - *California Register of Historical Landmarks*
 - *State Points of Historical Interest*
 - *City Council Resolution No. 2014-82*



What Else May Qualify?

- Owner-Occupied Residences



- Income-Producing Commercial Properties



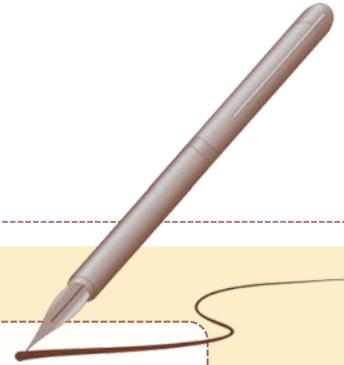
Terms



- Mills Act contract is executed between the property owner and the City
- Minimum of 10 years
- Contracts automatically renew unless the owner or the City chooses not to renew
- Contracts are transferable and run with the property (are passed on when the property is sold)



Application Process



Step 1

- **Submit Complete Applications (January-March)**

Step 2

- **City Manager Office Review**

Step 3

- **Department of Community Development for Review and Inspection**

Step 4

- **Prepare Contract for Council Approval**

Step 5

- **Council Approval (October-November)**

Step 6

- **Record Approval at the County Office (December)**

Thank you!



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