EF-58-H-R01-1212-21000718-1 BOE-58-H REV. 01 (12/12)

AFFIDAVIT OF COTENANT RESIDENCY



RICHARD N. BENSON Assessor-Recorder-County Clerk

COUNTY OF MARIN CHANGE IN OWNERSHIP DIVISION P.O. Box C Civic Center Branch San Rafael, CA 94913 (415) 473-7231 www.marincounty.gov

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	Under the provisions of Revenue and Taxation Code sectio 62.3, if certain conditions are met, a transfer of a cotenancy interest in real property from one cotenant to the other cotenant that takes effect upon the death of one cotenant is not a change in ownership. This applies to transfers that occur on or after January 1, 2013.

The change in ownership exclusion for a transfer of an interest in real property between cotenants that takes effect upon the death of one cotenant applies as long as all of the following are met:

- The transfer is solely by and between two individuals who together own 100 percent of the real property in joint tenancy or tenancy in common.
- As a result of the death of the transferor cotenant, the deceased cotenant's interest in the real property is transferred to the surviving cotenant, resulting in the surviving cotenant owning 100 percent of the real property, and thereby terminating the cotenancy.
- · For the one-year period immediately preceding the death of the transferor cotenant, both of the cotenants were owners of record.
- · The real property was the principal residence of both cotenants immediately preceding the transferor cotenant's death.
- · For the one-year period immediately preceding the death of the transferor cotenant, both of the cotenants continuously resided in the real property.
- The surviving cotenant must sign, under penalty of perjury, an affidavit affirming that he or she continuously resided in the real property with the deceased cotenant for the one-year period immediately preceding the date of death.

NAME OF SURVIVING COTENANT		
NAME OF DECEASED COTENANT	DATE OF DEATH	
STREET ADDRESS OF REAL PROPERTY	ASSESSOR'S PARCEL NUMBER (APN)	
CITY, STATE, ZIP CODE		
Property was eligible for: Homeowners' Exemption Disabled Veterans' Exemption Disposition of real property:		
Affidavit of death of joint tenant		
Decree of distribution pursuant to will or intestate succession		
Action of trustee pursuant to terms of trust (Attach a complete copy of trust and all amendments)		
1. Was this real property the principal residence of the deceased cotenant the one-year period prior to the da	te of death?	
2. Was this real property the principal residence of the surviving cotenant the one-year period prior to the dat	e of death?	
3. Are there any other beneficiaries of the real property? Yes No		
If yes, please list other beneficiaries:		
CERTIFICATION OF COTENANT		
I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoin any accompanying statements or documents, is true and correct to the best of my knowledge and to decedent in this real property for the one-year period immediately preceding the decedent's date of	nat I continuously resided with the	
SIGNATURE OF SURVIVING COTENANT	DATE	
EMAIL ADDRESS	TELEPHONE NUMBER	

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

