

MILLS ACT PROGRAM

Which properties are eligible for a Mills Act historical property contract?

- Located in unincorporated Los Angeles County;
- Privately owned;
- Not exempt from property taxation;
- A qualified historic property (listed on one of the following):
 - National Register of Historic Places (individually or as a Contributor; or
 - California Register of Historic Resources; or
 - County Register (Landmark or a Contributor to a County Historic District); and
- Has a maximum assessed value lower than:
 - National and California Registers:
 - \$1,000,000 for a single-family residence (SFR)
 - \$1,500,000 for a two-family residence (2FR); or
 - \$3,000,000 for other land uses.
 - County Register or County Contributor:
 - \$2,100,000 for a SFR;
 - \$3,200,000 for a 2FR;
 - \$6,300,000 for other land uses.

What is the term of a Historical Property contract?

Ten years. However, the contract automatically renews each year on its anniversary date. If an owner submits a letter of non-renewal to the County, the owner will be released from the contract ten years after the notice of non-renewal is submitted.

What happens if a property is sold after receiving a Mills Act contract?

The contract will remain with the property and the new owner is obligated to meet the contract requirements. A Mills Act contract enhances marketability of a property because the new owners will pay property taxes based on the existing Mills Act valuation notice.

What is required for a contract?

A completed application with proposed work plan and application fee. Contact us to confirm eligibility and receive additional information.

Which properties are likely to benefit from a contract?

Properties purchased within the last ten years.

How much of a property tax reduction will I receive?

Up to 50 percent.



ADDITIONAL INFORMATION

Website: planning.lacounty.gov/preservation
Email: preservation@planning.lacounty.gov
Phone: 213-974-6490



Los Angeles County HISTORIC PRESERVATION PROGRAM

Los Angeles County's Historic Preservation Program is comprised of the Historic Preservation Ordinance and the Mills Act Historical Property Contract Program.

The Historic Preservation Ordinance establishes criteria and procedures for designating landmarks and historic districts and for reviewing work on landmarks and properties located within historic districts. The Mills Act Program provides property tax relief to owners of historic properties who are willing to restore and maintain their properties. The Program applies to properties located in unincorporated areas.

HISTORIC PRESERVATION ORDINANCE

What are the benefits of designating landmarks and historic districts?

- Preserves valuable architectural and cultural heritage.
- Eligibility for a Mills Act contract.
- Eligibility to use the State Historical Building Code which provides flexibility for historic properties.
- In addition to above benefits, historic districts:
 - Maintain neighborhood character
 - Maintain or improve property values.

What is required to nominate?

A completed application and application fee. Contact us for additional information.

What is the designation criteria for a landmark?

- It is a structure, site or object that is at least 50 years old (typically) and meets at least one of the following criteria:
 - It is associated with historic events.
 - It is associated with lives of persons that are historically significant.
 - It embodies the distinctive characteristics of a type, architectural style, period, or method of construction.
 - It represents the work of a historically significant architect, designer, or engineer.
 - It is artistically significant to the nation, State, County, or community in which it is located.
 - It has yielded or may likely yield, significant prehistory or history information.
 - It has been determined eligible for listing or is listed on the National or California registers.
- It is one of the largest or oldest trees of the species in the County.
- It is a landscape or natural land feature that is historically significant due to its association or because it is an outstanding neighborhood feature.

How does designation preserve historic properties?

By requiring County review of work, excluding maintenance and repair, to ensure it meets certain standards.

What is the designation criteria for a historic district?

- It is a geographic area that is at least 50 years old (typically) and:
 - Exhibits a concentration of historic or scenic sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality or
 - Exhibits significant geographical patterns associated with different eras of settlement and growth, transportation modes, or distinctive examples of parks or community planning.
- More than 50 percent of the property owners consent to designation.

Who can nominate?

The property owner, the public, the Historical Landmarks and Records Commission, or the Board of Supervisors.

Are interior remodels and additions allowed?

Yes. Interior work generally does not require review and additions that comply with certain standards are allowed.

Is exterior work allowed?

A Certificate of Appropriateness is required for certain types of exterior work. Work must comply with the County's Work Guidelines for Landmarks and Historic Districts.