

File No. 160604

Committee Item No. 3

Board Item No. 71

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date June 29, 2016

Board of Supervisors Meeting

Date 7/1/16

Cmte Board

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Completed by: Linda Wong

Date June 24, 2016

Completed by: Linda Wong

Date 7/6/16

1 [Initiative Ordinance - Business and Tax Regulations Code - Increase Real Property Transfer
2 Tax on Properties of At Least \$5,000,000]

3 **Motion ordering submitted to the voters, at an election to be held November 8, 2016, an**
4 **ordinance amending the Business and Tax Regulations Code to increase the Real**
5 **Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or**
6 **value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on**
7 **properties with a consideration or value of at least \$10,000,000 and less than**
8 **\$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least**
9 **\$25,000,000, and to clarify the application of the Real Property Transfer Tax to transfers**
10 **of ownership interests in legal entities; and increasing the City's appropriations limit**
11 **by the amount of the tax increase for four years from November 8, 2016.**

12
13 **MOVED, That the Board of Supervisors hereby submits the following ordinance to the**
14 **voters of the City and County of San Francisco, at an election to be held on November 8,**
15 **2016.**

16
17 **Ordinance amending the Business and Tax Regulations Code to increase the**
18 **Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or**
19 **value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on**
20 **properties with a consideration or value of at least \$10,000,000 and less than**
21 **\$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least**
22 **\$25,000,000, and to clarify the application of the Real Property Transfer Tax to transfers**
23 **of ownership interests in legal entities; and increasing the City's appropriations limit**
24 **by the amount of the tax increase for four years from November 8, 2016.**

1 NOTE: **Unchanged Code text and uncodified text** are in plain font.
2 **Additions to Codes** are in *single-underline italics Times New Roman font*.
3 **Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.
4 **Asterisks (* * * *)** indicate the omission of unchanged Code subsections or
5 parts of tables.

6 Be it ordained by the People of the City and County of San Francisco:

7 Section 1. The Business and Tax Regulations Code is hereby amended by revising
8 Article 12-C, Sections 1102, 1108, and 1114, and adding Section 1109, to read as follows:

9 **SEC. 1102. TAX IMPOSED.**

10 There is hereby imposed on each deed, instrument or writing by which any lands,
11 tenements, or other realty sold within the City and County of San Francisco shall be granted,
12 assigned, transferred or otherwise conveyed to, or vested in, the purchaser or purchasers, or
13 any other person or persons, by his or her or their direction, when the consideration or value
14 of the interest or property conveyed (not excluding the value of any lien or encumbrances
15 remaining thereon at the time of sale) (~~ai~~) exceeds \$100.00 but is less than or equal to
16 \$250,000.00, a tax at the rate of \$2.50 for each \$500.00 or fractional part thereof; or (~~bii~~) more
17 than \$250,000.00 and less than \$1,000,000.00, a tax at the rate of \$3.40 for each \$500.00 or
18 fractional part thereof for the entire value or consideration, including, but not limited to, any
19 portion of such value or consideration that is less than \$250,000.00; or (~~ciii~~) at least
20 \$1,000,000.00 and less than \$5,000,000.00, a tax at the rate of \$3.75 for each \$500.00 or
21 fractional part thereof for the entire value or consideration, including, but not limited to, any
22 portion of such value or consideration that is less than \$1,000,000.00; or (~~dvi~~) at least
23 \$5,000,000.00 and less than \$10,000,000.00, a tax at the rate of ~~\$10.00~~ \$11.25 for each
24 \$500.00 or fractional part thereof for the entire value or consideration, including, but not limited
25 to, any portion of such value or consideration that is less than \$5,000,000.00; or (~~ev~~) at least
\$10,000,000.00 and ~~above-less than \$25,000,000~~, a tax at the rate of ~~\$12.50~~ \$13.75 for each

1 \$500-~~00~~ or fractional part thereof for the entire value or consideration, including but not limited
2 to, any portion of such value or consideration that is less than \$10,000,000-~~00~~; or (f) at least
3 \$25,000,000, a tax at the rate of \$15 for each \$500 or fractional part thereof for the entire value or
4 consideration, including but not limited to, any portion of such value or consideration that is less than
5 \$25,000,000. The People of the City and County of San Francisco authorize the Board of
6 Supervisors to enact ordinances, without further voter approval, that will exempt rent-
7 restricted affordable housing, as the Board may define that term, from the increased tax rate
8 in subsections ~~(div)~~, ~~and (ev)~~, and (f).

9
10 **SEC. 1108. APPLICATION TO PARTNERSHIPS: ~~TITLE CHANGES NOT AFFECTING~~**
11 **~~OWNERSHIP.~~**

12 (a) In the case of any realty held by a partnership or other entity treated as a
13 partnership for federal income tax purposes, no levy shall be imposed pursuant to this Article
14 by reason of any transfer of an interest in a partnership or other entity treated as a partnership
15 for federal income tax purposes or otherwise, if:

16 (1) Such partnership or other entity treated as a partnership (or another
17 partnership or other entity treated as a partnership) is considered a continuing partnership
18 within the meaning of Section 708 of the Internal Revenue Code of 1986, as amended; and

19 (2) Such continuing partnership or other entity treated as a partnership
20 continues to hold the realty concerned.

21 (b) If there is a termination of any partnership or other entity treated as a partnership
22 for federal income tax purposes within the meaning of Section 708 of the Internal Revenue
23 Code of 1986, as amended, for purposes of this Article, such partnership or other entity shall
24 be treated as having executed an instrument whereby there was conveyed, for fair market
25 value, all realty held by such partnership or other entity at the time of such termination.

1 (c) Not more than one tax shall be imposed pursuant to this Article by reason of a
2 termination described in Subdivision (b), and any transfer pursuant thereto, with respect to the
3 realty held by such partnership or other entity treated as a partnership for federal income tax
4 purposes at the time of such termination.

5 (d) Notwithstanding any other language in this Section 1108, nothing in this Section shall
6 exempt from the tax imposed under this Article 12-C any "realty sold" as described in Section 1114(b).

7
8 **SEC. 1109. TITLE CHANGES NOT AFFECTING OWNERSHIP.**

9 ~~(d)~~ The tax imposed under this Article shall not apply where the deed, instrument, or
10 other writing transferring title to real property between an individual or individuals and a legal
11 entity or between legal entities ~~that~~ results solely in a change in the method of holding title and
12 in which the proportional ownership interests in the real property, whether represented by
13 stock, membership interest, partnership interest, cotenancy interest, or otherwise, directly or
14 indirectly, remains exactly the same before and after the transfer.

15
16 **SEC. 1114. ADMINISTRATION AND INTERPRETATION.**

17 (a) In the administration of this ordinance the recorder shall interpret its provisions
18 consistently with those Documentary Stamp Tax Regulations adopted by the Internal
19 Revenue Service of the United States Treasury Department which relate to the Tax on
20 Conveyances and are identified as Sections 47.4361-1, 47.4361-2 and 47.4362-1 of Part 47
21 of Title 26 of the Code of Federal Regulations, as the same existed on November 8, 1967,
22 except that for the purposes of this ordinance, the determination of what constitutes "realty"
23 shall be determined by the definition or scope of that term under state law.

24 (b) Notwithstanding subsection (a) ~~the preceding sentence~~, "realty sold" includes any
25 acquisition or transfer of ownership interests in a legal entity that would be a change of

1 ownership of ~~the entity's~~ real property under California Revenue &and Taxation Code §Section
2 64. In such cases, there shall be deemed to have been an instrument executed whereby there was
3 conveyed, for fair market value, all real property that experienced a change of ownership under
4 California Revenue and Taxation Code Section 64.

5
6 Section 2. Scope of Ordinance. In enacting this ordinance, the People of the City and
7 County of San Francisco intend to amend only those words, phrases, paragraphs,
8 subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other
9 constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions
10 or deletions, in accordance with the "Note" that appears under the official title of the
11 ordinance.


12
13 Section 3. Severability. If any section, subsection, sentence, clause, phrase, or word
14 of this ordinance, or any application thereof to any person or circumstance, is held to be
15 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
16 shall not affect the validity of the remaining portions or applications of the ordinance. The
17 people of the City and County of San Francisco hereby declare that they would have passed
18 this ordinance and each and every section, subsection, sentence, clause, phrase, and word
19 not declared invalid or unconstitutional without regard to whether any other portion of this
20 ordinance or application thereof would be subsequently declared invalid or unconstitutional.

21
22 Section 4. Appropriations Limit Increase. Pursuant to California Constitution Article
23 XIII B and applicable laws, for four years from November 8, 2016, the appropriations limit for
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the City shall be increased by the aggregate sum collected by the levy of the Real Property Transfer Tax rate increase imposed by this ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
CAROLE F. RUWART
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(7/12/2016, Amended in Board)

[Initiative Ordinance - Business and Tax Regulations Code - Increase Real Property Transfer Tax on Properties of At Least \$5,000,000]

Motion ordering submitted to the voters, at an election to be held November 8, 2016, an ordinance amending the Business and Tax Regulations Code to increase the Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on properties with a consideration or value of at least \$10,000,000 and less than \$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least \$25,000,000, and to clarify the application of the Real Property Transfer Tax to transfers of ownership interests in legal entities; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016.

Existing Law

The City's Real Property Transfer Tax (Transfer Tax) is imposed on a deed, instrument, or writing that conveys or otherwise transfers realty for consideration or value. The Transfer Tax is a general tax; proceeds are deposited to the General Fund. Existing law imposes the tax at the following rates:

Consideration or Value	\$ of tax per \$500 of consideration or value	Percentage rate
\$100 - \$250,000	\$2.50	0.50%
More than \$250,000 and less than \$1,000,000	\$3.40	0.68%
At least \$1,000,000 and less than \$5,000,000	\$3.75	0.75%
At least \$5,000,000 and less than \$10,000,000	\$10.00	2.00%
At least \$10,000,000 and above	\$12.50	2.50%

The Transfer Tax includes as taxable "realty sold" any acquisition or transfer of ownership interests in a legal entity (e.g., a corporation, partnership, or limited liability company) that would be a change of ownership of real property under California Revenue and Taxation Code Section 64.

Amendments to Current Law

This measure asks the voters to increase the tax rates on higher value properties. The tax on properties from \$5,000,000 but less than \$10,000,000 would increase from \$10.00/\$500 to \$11.25/\$500, a one-quarter percent increase. The tax on properties from \$10,000,000 but less than \$25,000,000 would increase from \$12.50/\$500 to \$13.75/\$500, a one-quarter

percent increase. The tax on properties of \$25,000,000 or more would increase from \$12.50/\$500 to \$15/\$500, a one-half percent increase.

Consideration or Value	\$ of tax per \$500 of consideration or value	Percentage rate
\$100 - \$250,000	\$2.50	0.50%
More than \$250,000 and less than \$1,000,000	\$3.40	0.68%
At least \$1,000,000 and less than \$5,000,000	\$3.75	0.75%
At least \$5,000,000 and less than \$10,000,000	\$11.25	2.25%
At least 10,000,000 and less than \$25,000,000	\$13.75	2.75%
At least \$25,000,000 and above	\$15.00	3.00%

This ordinance would clarify that Business and Tax Regulations Code Section 1108, which describes how the Transfer Tax applies to partnerships; does not exempt from the tax any acquisition or transfer or ownership interests in a legal entity that would be a change of ownership of real property under California Revenue and Taxation Code Section 64. This ordinance would also clarify that, where there is a Section 64 change in ownership, the Transfer Tax applies to the fair market value of all of the real property owned by the legal entity.

Finally, this ordinance would increase the City's annual appropriations limit under Article XIII B of the California Constitution by the aggregate sum collected by the levy of the Real Property Transfer Tax rate increase imposed by the ordinance, and would make non-substantive changes that update the existing code language to current formatting standards.

Background Information

The Transfer Tax may only be increased upon a majority vote of the people. The Transfer Tax rates were last raised in 2010, for properties over \$5,000,000.

This legislative digest reflects amendments made at the Board of Supervisors on July 12, 2016. The amendments clarified that Business and Tax Regulations Code Section 1108, which describes how the Transfer Tax applies to partnerships, does not exempt from the tax any acquisition or transfer or ownership interests in a legal entity that would be a change of ownership of real property under California Revenue and Taxation Code Section 64. The amendments also clarified that, where there is a Section 64 change in ownership, the Transfer Tax applies to the fair market value of all of the real property owned by the legal entity.

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CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE CONTROLLER

B+Fi
C: BOS-11 CoB

BOARD OF SUPERVISORS
SAN FRANCISCO

Ben Rosenfield
Controller

2015 JUN 29 PM 12:46

Todd Rydstrom
Deputy Controller

BY TJR

June 29, 2016

The Honorable Board of Supervisors
City and County of San Francisco
Room 244, City Hall

Angela Calvillo
Clerk of the Board of Supervisors
Room 244, City Hall

Re: Office of Economic Analysis Impact Report for File Number 160604

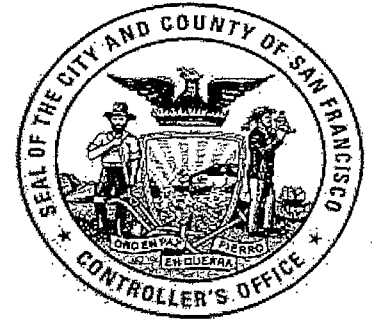
Dear Madam Clerk and Members of the Board:

The Office of Economic Analysis is pleased to present you with its economic impact report on file number 160604, "Transfer Tax Increase on Properties Over \$5 Million in Value: Economic Impact Report." If you have any questions about this report, please contact me at (415) 554-5268.

Best Regards,

Ted Egan
Chief Economist

cc Linda Wong, Committee Clerk, Budget and Finance Committee



Transfer Tax Increase on Properties Over \$5 Million in Value: Economic Impact Report

Office of Economic Analysis

Item #160604

June 29, 2016

Introduction

- The proposed legislation would increase the Transfer Tax that is paid when real estate is sold in San Francisco. Only properties sold for over \$5 million would face a higher tax.
- The City assesses a Transfer Tax on the sale of all real property. The tax rate ranges from 0.5% to 2.5%. The proposed increase would raise the highest rate to 3.0%.
- The tax is a general tax that may be used for any governmental purpose, and is not dedicated to a specific use.
- As any local tax increase requires voter approval, the proposed legislation is being considered for the November 2016 ballot. San Francisco voters previously approved increases to the City's Transfer Tax rates in 2008 and 2010.
- The Office of Economic Analysis has prepared this report because it has determined that the proposed tax increase could have a material impact on the city's economy.

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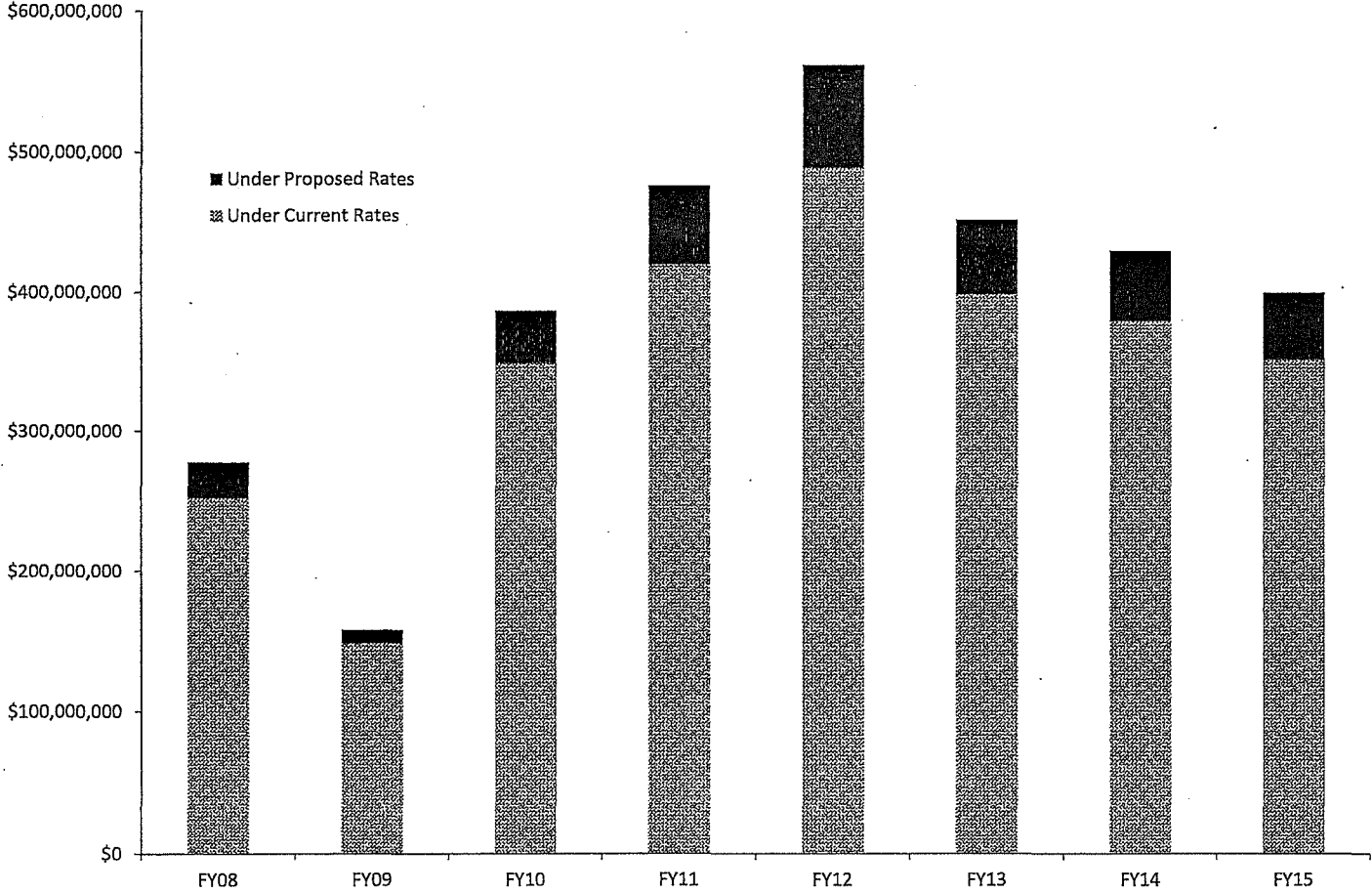
Current and Proposed Rates

Property Sales Price	Current Transfer Tax	Proposed Transfer Tax
\$100 - \$250,000	\$2.50 per \$500 (0.5%)	\$2.50 per \$500 (0.5%)
\$250,001 - \$1,000,000	\$3.40 per \$500 (0.68%)	\$3.40 per \$500 (0.68%)
\$1,000,001 - \$5,000,000	\$3.75 per \$500 (0.75%)	\$3.75 per \$500 (0.75%)
\$5,000,001 - \$10,000,000	\$10.00 per \$500 (2.00%)	\$11.25 per \$500 (2.25%)
\$10,000,001 - \$25,000,000	\$12.50 per \$500 (2.50%)	\$13.75 per \$500 (2.75%)
\$25,000,001 and above	\$12.50 per \$500 (2.50%)	\$15.00 per \$500 (3.00%)

4817

The Proposed Increase Would Generate an Average \$44 Million in Additional Transfer Tax Revenue Each Year

Transfer Tax Revenue, Under Current and Proposed Rates, FY 2007-8 to 2014-15 (Prices Adjusted for Inflation)

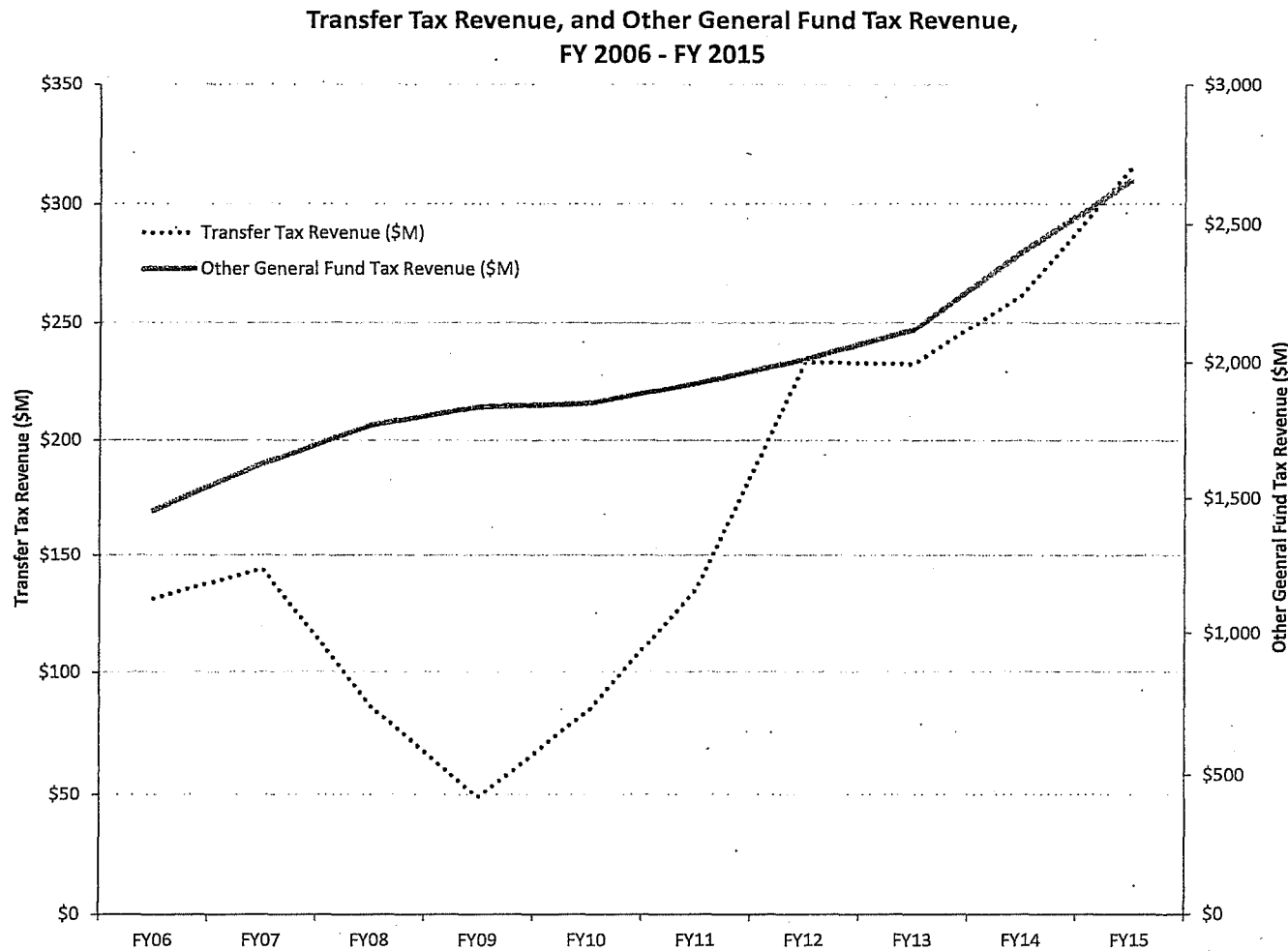


The Controller's Office has modeled the effect of the tax increase by determining what each property that sold in the city since 2007 would have paid in Transfer Tax, under the current and proposed tax rates.

The results, adjusted for inflation, average to an additional \$44 million per year, although new revenue from the proposal is expected to vary greatly from one year to the next.

4818

The Transfer Tax Accounts for Approximately 10% of General Fund Tax Revenue. It is Much More Volatile than Other Tax Revenue Streams



Transfer Tax revenue is highly cyclical, and significantly more volatile than any of the other tax revenue streams that support the City's General Fund.

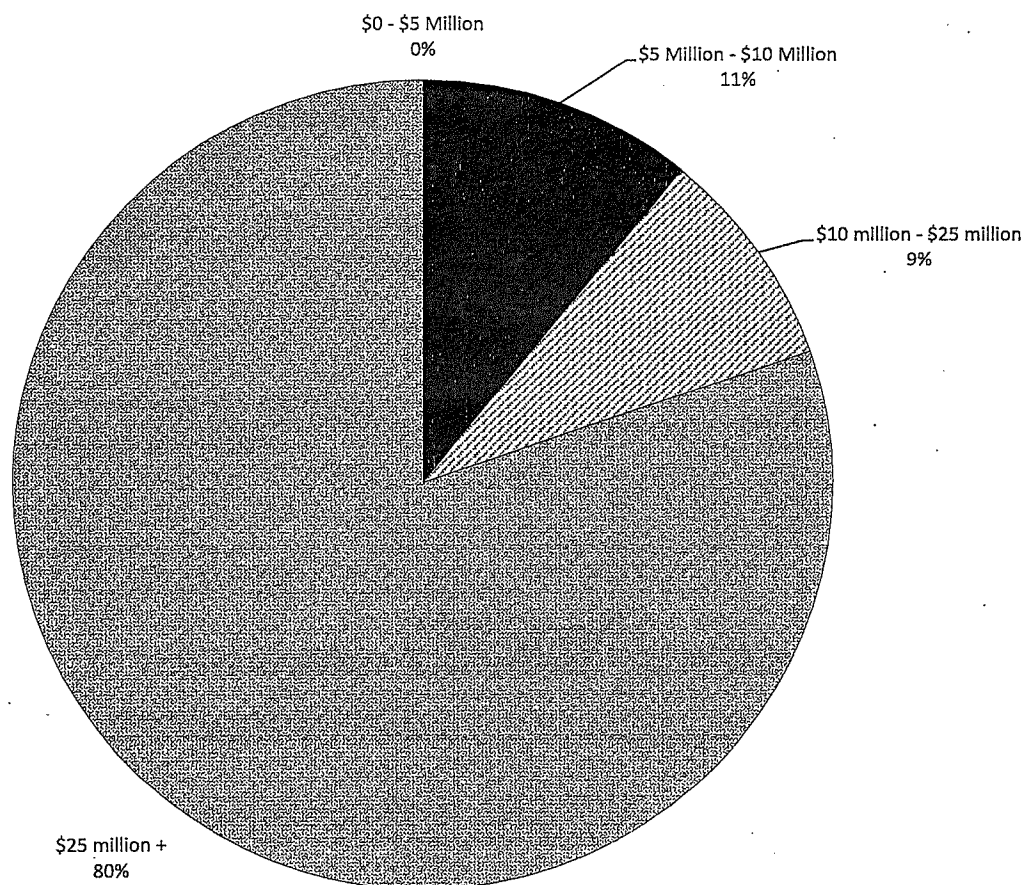
During economic downturns, the number of sales – particularly of large properties – tends to drop, yielding dramatic declines in tax revenue.

Between the 2007 and 2009 fiscal years, Transfer Tax revenue declined by 66%. It grew 133% since the recession's end in FY 2011 to FY 2015.

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The Proposed Legislation Would Increase the Share of the Tax's Revenue Derived from the Largest Properties, Which are Mainly Office Buildings

Projected New Revenue from Proposed Tax Increase,
by Property Sales Price



Based on the last 8 years of property sales in the city, if the proposed rates had been in effect, approximately 80% of the new revenue would have come from properties selling for more than \$25 million.

While there are single-family residential properties in San Francisco that sell for more than \$25 million, they are relatively rare.

Most of the transactions in this category are from downtown office buildings. This means that the economic impact of the tax is partly shared with the purchasers of these buildings, and their tenants, office-using businesses.

Economic Impact Factors

- An increase to the transfer tax rate would reduce any capital gain that sellers receive from their sale of an affected property.
- For this reason, it will likely slow down the rate of commercial and high-end residential sales, which would negatively affect the real estate industry.
- It would also reduce the amount that a buyer would be willing to offer for a property, because he or she will face the higher tax liability when selling the property in the future.
- Because of this, and because the office-using tenants of buyers are somewhat sensitive to costs, it is unlikely that sellers will be able to pass through the full amount of the tax to buyers.
- Conversely, large property owners wishing to avoid the tax have few alternatives. It is likely that sellers, therefore, will bear the brunt of the higher tax.
- The proposed legislation would also increase the City revenues, and thus the City's direct and indirect contribution to the local economy.

4821

Economic Impact Assessment

- As stated earlier, based on property sales from 2007 until 2015, the Controller's Office has estimated that the proposed legislation can be expected to generate approximately \$44 million a year, given today's real estate prices.
- Using our REMI model of the San Francisco economy, the Office of Economic Analysis modeled the net impact of the following factors, under a range of assumptions about the price-sensitivity of sellers and buyers of large properties, and thus where the ultimate burden of the tax will fall:
 - Reduced sales in the real estate industry.
 - Higher tax revenues for the City.
 - Higher rents for office-using tenants, phased-in over time as newly-purchased office buildings secure new leases from tenants.
 - Reduced supply of office space, through conversions or deferred construction, also phased-in over time.

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Conclusions

- Under a range of reasonable assumptions about where the ultimate tax burden will fall, the impact of the proposed tax increase on the City's GDP will be small—approximately -0.01% of the City's economy.
- Over 20 years, the average impact on overall private sector employment in the city will be a loss of between 20 and 70 jobs, or about 0.01% of current private sector employment. The loss of employment in real estate and office-using sectors is projected to slightly outweigh the gain in employment at private and non-profit contractors with the City, who stand to grow as a result of higher City tax revenue.
- When the expected growth of public sector jobs is considered, the net employment effect becomes positive, with City and City-contractor job gain outweighing the loss of other private sector employment, by 100 to 200 jobs.
- The overall effect on the size of the City's economy is slightly negative, despite the small net job gain, because the lost private sector jobs that would be lost have higher productivity than the City and contractor jobs that would be gained.

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Staff Contacts

Ted Egan, Ph.D., Chief Economist (415) 554-5268

ted.egan@sfgov.org

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CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE CONTROLLER

Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

June 28, 2016

Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689

RE: File 160604 – Ordinance to increase real property transfer tax on properties of at least \$5,000,000 (first draft)

Dear Ms. Calvillo,

The proposed ordinance would increase the real property transfer tax assessed on transfers in excess of \$5 million, and would in my opinion generate significant additional revenues for government services.

The ordinance would increase the property transfer tax rate on transactions between \$5 million and \$10 million from 2% to 2.25%, the tax rate on transactions between \$10 million up to \$25 million from 2.5% to 2.75%, and the rate on transactions valued at least \$25 million from 2.5% to 3%. Applying these tax rates and current estimated property values to transactions that occurred during the most recent economic cycle, annual revenue resulting from this proposition would have ranged from a low of \$10 million to a high of \$73 million, with an average of \$45 million.

While we estimate that the proposed ordinance would have resulted in average additional revenue of \$45 million per year based on transactions from the most recent economic cycle, it is important to note that this is the City's most volatile revenue source, and estimates based on prior years' activity may not be predictive of future revenues.

Sincerely,

for Ben Rosenfield
Controller

This analysis reflects our current understanding of the proposal. We will update this analysis as additional information becomes available. Should this item be placed on the November 8, 2016 ballot, we will prepare a fiscal impact statement for the Voter Information Pamphlet.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department

FROM: Linda Wong, Assistant Clerk, Budget and Finance Sub-Committee

DATE: June 8, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Budget and Finance Sub-Committee has received the following proposed legislation, introduced by Supervisor Kim:

File No. 160604

Motion ordering submitted to the voters, at an election to be held November 8, 2016, an ordinance amending the Business and Tax Regulations Code to increase the Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on properties with a consideration or value of at least \$10,000,000 and less than \$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least \$25,000,000; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department
Sarah Jones, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Jose Cisneros, Treasurer, Office of the Treasurer and Tax Collector
John Arntz, Director, Department of Elections

FROM: Linda Wong, Assistant Clerk, Budget and Finance Sub-Committee

DATE: June 1, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Budget and Finance Sub-Committee has received the following proposed legislation, introduced by Supervisor Kim:

File No. 160604

Motion ordering submitted to the voters, at an election to be held November 8, 2016, an ordinance amending the Business and Tax Regulations Code to increase the Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on properties with a consideration or value of at least \$10,000,000 and less than \$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least \$25,000,000; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Amanda Kahn Fried, Office of the Treasurer and Tax Collector

Lew, Lisa (BOS)

From: Lew, Lisa (BOS)
Sent: Wednesday, June 08, 2016 2:27 PM
To: Rahaim, John (CPC)
Cc: Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Navarrete, Joy (CPC); Poling, Jeanie (CPC); Wong, Linda (BOS)
Subject: BOS Referral: File No. 160604 - Initiative Ordinance - Business and Tax Regulations Code - Increase Real Property Transfer Tax on Properties of At Least \$5,000,000
Attachments: 160604 FYI PLN.pdf

Hello,

The following legislation is being referred to your department for informational purposes:

File No. 160604

Motion ordering submitted to the voters, at an election to be held November 8, 2016, an ordinance amending the Business and Tax Regulations Code to increase the Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on properties with a consideration or value of at least \$10,000,000 and less than \$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least \$25,000,000; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016.

Sent on behalf of Linda Wong, Assistant Clerk, Budget and Finance Sub-Committee. Please forward any comments or reports to Linda Wong.

Regards,

Lisa Lew
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
P 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

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Lew, Lisa (BOS)

From: Lew, Lisa (BOS)
Sent: Wednesday, June 01, 2016 11:16 AM
To: Cisneros, Jose (TTX); Arntz, John (REG)
Cc: Fried, Amanda (TTX); Wong, Linda (BOS)
Subject: BOS Referral: File No. 160604 - Initiative Ordinance - Business and Tax Regulations Code - Increase Real Property Transfer Tax on Properties of At Least \$5,000,000
Attachments: 160604 - FYI.pdf

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Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor inquires"
- 5. City Attorney request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

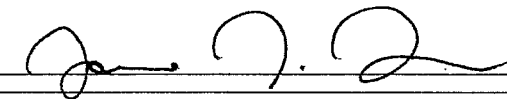
- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Subject:

The text is listed below or attached:

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: