

January 29th, 2025



**Treasurer & Tax Collector**  
CITY AND COUNTY OF SAN FRANCISCO

# **Commercial Vacancy Tax Exemption Ordinance**

Budget and Finance Committee





# Commercial Vacancy Tax Overview

- Tax on keeping certain commercial space vacant for more than 182 days in a calendar year.
- “Vacant” is defined as unoccupied, uninhabited, or unused for more than 182 days in a calendar year.
- Applies to commercial space located in one of the Named Neighborhood Commercial Districts or Named Neighborhood Commercial Transit Districts; and
  - Ground floor
  - Adjacent or tangent to a Public Right of Way (i.e. facing the street); and
  - Not Residential Real Estate.





# Exemption Ordinance

## Exempts commercial spaces in:

- Commercial districts undergoing City-led public infrastructure/construction projects exceeding 180 days in a calendar year (starting January 1, 2025).
- Taraval Commercial Districts retroactively from 2022-2024.

## Reporting Requirements:

- DPW, PUC, and MTA must annually (by December 1) report to the Board and Tax Collector:
  - All public infrastructure/construction projects meeting or projected to meet the 180-day criteria for the tax year.
  - First report due December 1, 2025





# Treasurer-Tax Collector Actions

## Taraval Refunds

- **Issue refunds** for any taxes, penalties, and interest paid by commercial spaces in Taraval Commercial Districts between 2022 and 2024.

## 2025 Forward

- **Exempt commercial spaces** from filing and payment requirements in impacted commercial districts based on annual reports from DPW, PUC, and MTA.







**Treasurer & Tax Collector**  
CITY AND COUNTY OF SAN FRANCISCO

# Thank you!

---

Questions can also be emailed to: [amanda.fried@sfgov.org](mailto:amanda.fried@sfgov.org)