

(ILT) In-Lieu of Taxes

OR

(LPT) Local Property Tax

Mobile homes were once taxed as vehicles. Mobile homes manufactured and sold new **prior to July 1, 1980** are subject to **In-Lieu Taxes (ILT)**.

If your Mobile home was originally purchased new on or **after July 1, 1980**, it was automatically subject to **Local Property Taxes (LPT)**.

The **ILT** tax rate is 0.65% of the pre-1980 MH value depreciated according to a statutory schedule and usually totals between \$16 and \$80.

The **LPT** tax rate is 1% of a MHs assessed value. For example, a MH valued at \$90,000 results in a tax bill of about \$900.

A yearly fee is paid to the California Department of Housing and Community Development. Most MH lenders require impounds: the amount due will be added to the monthly payment.

Property taxes are payable in two annual installments. Nov 1 & Feb 1 paid to County Tax Assesor. Most MH lenders require impounds: the amount due will be added to the monthly payment.

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The Sale or Resale of used Mobile homes on **ILT are subject to a sales tax** OR the new buyer may voluntarily convert to Local Property Tax (LPT) and NOT incur sales tax.

The Sale or Resale of a used Mobile home on LPT will **NOT incur sales tax**. The assessed value is reset to current value any time the MH is sold. The LPT tax rate is 1% of a MHs assessed value.

If the Decal Number Starts with an A,
the home is on **ILT**
Example: ABL1234

If the Decal Number starts with an L,
the home is on **LPT**
Example: LBG4321

The Decal number can be found on the top right corner of the Dept of Housing Certificate of Title or Registration

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