DRAFT LETTER OF SUPPORT

SB 296 (Archuleta) - Disabled Veteran Homeowners' Property-Tax Relief

September 8, 2026

President and Members
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: SB 296 (Archuleta) - Request for a Board Resolution Supporting Signature by the Governor

Dear President and Members of the Board of Supervisors:

The San Francisco Veterans Council respectfully requests that the Board of Supervisors adopt a resolution supporting Senate Bill 296 (Archuleta) and urging Governor Gavin Newsom to sign this important measure into law.

SB 296 would provide meaningful property-tax relief to California's most severely disabled veteran homeowners. Under the enrolled bill, eligible veterans whose service-connected disabilities meet the statutory standard would receive a 50 percent exemption on the first $1 million of the full value of their principal residence. Eligible veterans and qualifying unmarried surviving spouses whose household income does not exceed the statutory threshold would receive a 100 percent exemption on that portion of value. These provisions would apply to property-tax lien dates beginning January 1, 2027, and before January 1, 2032.

Many totally disabled veterans live on fixed incomes while managing lifelong medical conditions, accessibility costs, caregiving needs, and the high cost of housing. In San Francisco, even veterans who have achieved homeownership may face continuing pressure from property taxes and other essential expenses. Targeted relief can help these veterans remain securely housed and age in place with dignity.

The Legislature declared that the measure's objective is to reduce homelessness among 100 percent disabled veteran homeowners. SB 296 also directs the State Board of Equalization to collect and report data annually, allowing the Legislature to evaluate the exemption's reach and effectiveness. The bill received overwhelming, bipartisan support and passed its final legislative votes without opposition before being presented to the Governor on August 27, 2026.

San Francisco has a proud responsibility to stand with those who incurred total disabilities in service to our nation and with their surviving spouses. A Board resolution would demonstrate our City's support for housing stability, economic dignity, and tangible recognition of military sacrifice.

For these reasons, we respectfully request that the Board of Supervisors promptly adopt a resolution supporting SB 296 and urge Governor Newsom to sign it.

Respectfully,

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[Name and Title]
San Francisco Veterans Council

SB 296 LEGISLATIVE OVERVIEW

Property taxation: exemption for disabled veteran homeowners

Bill	SB 296 (Archuleta)
Session	California Legislature, 2025-2026 Regular Session
Current status	Enrolled; presented to Governor Gavin Newsom on August 27, 2026
Requested action	Support a San Francisco Board of Supervisors resolution urging the Governor to sign SB 296
Effective period	Property-tax lien dates on or after January 1, 2027, and before January 1, 2032

What the enrolled bill would do

- Provide a 50% exemption on the portion of a qualifying principal residence's full value that does not exceed $1 million, adjusted annually under existing law.
- Provide a 100% exemption on that same portion of value when the eligible veteran's household income does not exceed $83,474, also adjusted annually.
- Extend corresponding relief to certain unmarried surviving spouses who satisfy the bill's ownership, residence, income, and service-connection requirements.
- Require documentation from the U.S. Department of Veterans Affairs or the applicable military service establishing eligibility.
- Treat the new exemption as an alternative to, rather than an addition to, other real-property tax exemptions for the same residence.

Who may qualify

The enrolled text covers a qualifying veteran whose principal residence is owned by the veteran, the veteran's spouse, or both, and who is blind in both eyes, has lost the use of two or more limbs because of a service-connected injury or disease, or is totally disabled because of a service-connected injury or disease. 'Totally disabled' includes a 100% VA or military disability rating, as well as compensation at the 100% rate based on inability to secure or follow substantially gainful employment. Final eligibility would be determined by the county assessor under the enacted statute.

Why support SB 296

- Housing stability: property-tax relief can help severely disabled veterans remain in their homes despite fixed incomes, medical expenses, and accessibility or caregiving costs.
- Recognition of sacrifice: the policy provides tangible support to veterans living with the most serious service-connected disabilities and to qualifying surviving spouses.
- Accountability: annual State Board of Equalization reporting is required through 2031 to measure exempted assessed value and participating taxpayers.

- Broad legislative support: the Assembly approved the bill 78-0, and the Senate's final concurrence vote recorded no opposition.

Important fiscal and implementation considerations

- The enrolled bill makes no appropriation to reimburse local agencies for property-tax revenue lost because of the exemption.
- The exemption is temporary and would sunset January 1, 2032, unless later legislation extends it.
- The enrolled bill is not a blanket elimination of all property taxes for every 100% disabled veteran; the percentage, value cap, income threshold, ownership, principal-residence, and documentation rules matter.

Recommended Council action

Approve the attached draft letter and request that the San Francisco Board of Supervisors promptly adopt a resolution supporting SB 296 and urging Governor Newsom to sign the enrolled bill.

Sources

California Legislative Information, SB 296 enrolled text (Aug. 25, 2026): https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB296

California Legislative Information, SB 296 history and votes (accessed Sept. 2, 2026): https://leginfo.legislature.ca.gov/faces/billHistoryClient.xhtml?bill_id=202520260SB296

Prepared for policy discussion and advocacy; this overview is not legal or tax advice.