

Property Owner Responsibilities

In exchange for property tax relief, the property owner will have certain performance obligations according to the terms of the Mills Act Contract. A sample contract is available for viewing on the City's website.

Owner Requirements

Property owners must agree to maintain and preserve their properties for at least 10 years in accordance with specific historic preservation standards and conditions. The owner agrees to submit an Annual Report and a description of the work completed each year along with proof of payment for work completed. Annual inspections may be conducted to ensure proper maintenance of the property and verification of work completed.

Subject to the discretion of the City of Redlands, the contract provides for the restoration or rehabilitation of properties according to the City's adopted *Historic Architectural Design Guidelines* or the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Contract Terms

A Mills Act contract is executed between the property owner and the City for a minimum ten (10) year term. Contracts automatically renew thereafter for one year, unless the owner or the City chooses not to renew. Contracts are transferred to new owners when the property is sold.



Development Services Department Planning Division

35 Cajon Street, Suite 20
Redlands, CA 92373

Phone: (909) 798 - 7555 ext. 1, and press 1

Information, application form, and worksheets:

<https://www.redlands.gov/mills-act-program/>



Mills Act Program

A voluntary program providing reduced property taxes on eligible historic properties.



The Mills Act allows for an agreement between the City of Redlands and a property owner which provides for reduced property taxes on eligible historic property if the property owner agrees to use the tax savings to maintain and preserve the property as a historic resource.

Get property tax relief using the Mills Act!

The purpose of The Mills Act is to encourage the preservation and restoration of historic properties throughout the City by offering financial incentives to property owners who restore and maintain historic residential and commercial properties. Each new Mills Act contract helps to protect and preserve the character of Redlands.

A significant part of the quality of life of residential districts in Redlands is the variety of architectural styles including Victorian, Craftsman, Tudor Revival, French Revival, Mediterranean Revival, Classical Revival, Tudor Revival, Spanish Colonial Revival, Mission Revival, American Colonial Revival, and Ranch, among others. See if your property qualifies for the Mills Act Program and save money on your property taxes.



Does Your Property Qualify?

A qualified historic property is a property listed on any federal, state, county, or city register: the National Register of Historic Places, California Register of Historical Resources, California Register of Historical Landmarks, State Points of Historical Interest, and/or the City of Redlands list of Designated Historic Resources. Owner-occupied residences and income-producing commercial properties may qualify for the Mills Act Program.

Ten-Year Work Program

A Mills Act Contract will include a Work Plan (proposed by the property owner) over a period of 10 years. Examples of work that are usually eligible include those elements of the structure that are deemed to be "character-defining" or significant in terms of historical integrity, such as: roof, awnings, and balcony; foundation repair; exterior siding, paint, and finishes; exterior windows and doors; porches and exterior stairs; or other code-required repairs or replacements (e.g., replacing knob & tube wiring).

Examples of work that are usually not eligible include those elements of the structure that are not "character-defining" or significant in terms of historical integrity, such as: fences, walls, gates; walkways or lighting; landscape or drainage improvements; interior work such as aesthetic improvements (e.g., kitchen, bathroom, or living room upgrades); new interior flooring, paint, countertops, cabinets, fixtures, etc.; replacing appliances, HVAC, ducts, water heaters, etc.; or maintenance, utilities, or insurance costs.

Highlights & Benefits

Highlights:

- Contract term is 10 years
- Provides for the preservation of a qualified historic property and when necessary its restoration or rehabilitation
- Owner submits an annual report to the City summarizing work completed during the prior 12 months
- Periodic inspection of the subject property
- Contract is binding on successors in interest in the property

Benefits:

- Reduction in property tax
- Helps offset the costs for preservation, restoration, rehabilitation, and/or maintenance
- Increases likelihood of preservation
- Assures mechanism to avoid deterioration
- Can encourage buyers to purchase historic structures
- Visually improves the physical environment of our community

Images contained are representative of architectural historic styles and not necessarily associated to program recipients. They can be located at <http://rahs.org/>