



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

Hayward, California
94544-1215

phone
510.670.5400
fax
510.785-8793

www.acgov.org/cda

Do you own a historic property? You may be eligible for the Mills Act program!

What is the Mills Act program?

The Mills Act program offers property tax relief for owners of historic properties who agree to preserve and maintain the historic character of their buildings. In the unincorporated areas of Alameda County, this is a voluntary program involving a contract between the property owner and the County.

How does it work?

- **Tax Savings:** Once the contract is executed, the County Tax Assessor will re-evaluate the property. This reassessment may result in lower property taxes.
- **Use of Funds:** Tax savings must be reinvested into the property through an approved 10-year work plan focused on preservation.
- **Term:** The initial contract lasts for ten years. Each year, the term is automatically extended by one year unless either party gives notice not to renew. If non-renewal is initiated, the contract continues until the end of the current 10-year term.
- **Transferability:** The contract stays with the property, meaning it automatically transfers to new owners and does not trigger a reassessment to full market value upon sale.
- **Breach Penalty:** Violating the contract can result in a penalty of 12.5% of the current property value.

Who is eligible?

Owners of historic properties listed on one of the following:

- **The National Register of Historic Places**, including individual properties or contributing structures in historic districts
- **The California Register of Historical Resources**
- **The Alameda County Register of Historical Resources**, including designated landmarks and contributing resources in historic preservation districts

What kind of work is covered?

Generally, only exterior preservation or prepare work is allowed under the Mills Act.

Work must retain the historic character of the property and may include:

- Window repair or replacement
- Maintenance or repair of original exterior materials
- Restoration of front porches
- Reversal of inappropriate modifications
- Foundation repairs

- Other approved work consistent with historic preservation guidelines

What are the benefits of the Mills Act?

The Mills Act assists property owners in reaping the benefits of historic rehabilitation and preservation. In addition, participating in the Mills Act program has economic, building safety and environmental, neighborhood and community benefits outlined below.

Economic:

- Reduced property taxes
- Use of the State Historical Building Code
- Enhanced property value and marketability

Building Safety:

- Supports seismic upgrades and code compliance

Environmental:

- Conserves energy and materials through reuse of existing structures

Neighborhood & Community:

- Preserves neighborhood character and architectural integrity
- Revitalizes communities
- Encourages high-quality infill development
- Builds civic pride and generates construction jobs

Application Information

The application deposit is \$500 and can be submitted through the [Alameda County Electronic Online Portal](#). The selection process will seek a variety of historic properties representing various areas throughout the County, including residential, commercial, and industrial buildings.

For more information regarding designating your property and/or an application for a Mills Act program, please contact:

Angelica González
Alameda County Planning Department
angelica.gonzalez@acgov.org or (510) 670-6524