



An initiative constitutional amendment from the Howard Jarvis Taxpayers Association

Initiative 25-0004, the *Save Proposition 13 Act of 2026*

Why it's needed: The hard-won gains of California citizens, whether through the initiative or legislative process, are at risk due to ambiguous language in the 2017 California Supreme Court decision in *California Cannabis Coalition v. City of Upland*. This Upland “loophole” has been interpreted in the lower courts to mean the constitution does not apply to local citizens’ initiatives the same way it applies to local laws proposed by a government body, and therefore citizens’ measures that should require a two-thirds vote of the electorate can pass with only a simple majority; even unconstitutional measures, such as real estate transfer taxes for a special purpose, are allowable if enacted through a local citizens’ initiative.

What it does: The Save Proposition 13 Act of 2026 makes clear that measures proposed by the voters are equally subject to the provisions of the state constitution, re-establishing that Proposition 13 and subsequent case law require a two-thirds vote for local special taxes and prohibit real estate transfer taxes for a special purpose. Initiative 25-0004 further states that parcel taxes and real estate transfer taxes, including Measure ULA in Los Angeles, that do not comply with this initiative will end on December 31, 2028.

About the Howard Jarvis Taxpayers Association: HJTA is a member-supported nonprofit organization founded in 1978 and named for the proponent of Proposition 13, the nation-leading taxpayer protection initiative that limited annual increases in property taxes and gave voters the right to vote on local tax increases. With hundreds of thousands of members statewide, the Howard Jarvis Taxpayers Association is an influential grassroots organization dedicated to protecting Proposition 13 and all California taxpayers.

Committee information:

Protect Proposition 13, a project of the Howard Jarvis Taxpayers Association

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