NO ON PROP 15
Stop Higher Property Taxes

www.NOonProp15.org

Prop 15 is Bad for The Union Construction Industry. Vote NO!

$11.5 Billion-A-Year Split-Roll Property Tax Measure Makes Our Economic Crisis Worse

- Amid an unprecedented economic crisis, special interests are pushing Prop 15 on the November 2020 statewide ballot that will destroy Prop 13's property tax protections and will be the largest property tax increase in California history. Prop 15 will raise taxes on commercial and industrial property by requiring reassessment at current market value at least every three years. This type of property tax is known as a "split-roll tax" because it splits the property tax roll, assessing business property differently than residential property.

Grinds New Construction Projects to a Halt

- Prop 15's $11.5 billion-a-year tax hike on business properties will discourage new construction for commercial and industrial projects – putting high-paying construction jobs at risk.
- Commercial property and industrial sector investors will no longer have certainty that they can afford future property tax bills, as property taxes will fluctuate wildly with swings in the real estate market. Higher property taxes mean fewer construction projects.

Eliminates High-Paying Union Construction Jobs

- Union construction jobs are some of the best pathways to earning middle-class incomes without taking on the high cost of obtaining a college degree. Prop 15's $11.5 billion property tax hike will hurt all California businesses, and the ripple effect will include the loss of construction jobs. One estimate predicts 120,000 private-sector jobs will be lost, according to a Berkeley Research Group study. Voters are being asked to consider a measure that will put downward pressure on union construction jobs at a time when millions of Californians are unemployed.

Moves $11.5 Billion Off the Bargaining Table for Private-Sector Unions

- Prop 15 moves $11.5 billion a year from the private sector to the public sector, which means less money for private-sector workers. Less money for building trades bargaining. Less money for grocery worker bargaining. Less money for truck driver bargaining. Less money for food processing worker bargaining. Prop 15 equals less money for private-sector unions.

Destabilizes Private-Sector Employee Pension Trust Funds

- Prop 15's tax hike on businesses properties will create instability in private pensions funds—negatively impacting rate of return on real estate investments. The measure's higher property taxes will increase the cost of owning and renting property—resulting in heavy losses on pension investments that will need to be made up through higher worker or employer contributions.

Directly Impacts the Union Construction Industry's Bottom Line

- California's construction contractors and unions own hundreds of millions of dollars worth of property, which includes office buildings, contractor yards, parking structures, and joint labor management training facilities. Unless Prop 15 is defeated by voters, those entities will pay significantly higher property tax bills on these properties.

Drives Up Everyone's Cost of Living and Hurts Working Families

- Prop 15's tax hike on businesses will get passed on to consumers in the form of increased costs on just about everything people buy by an average of up to $960 for a family of four – including groceries, fuel, utilities, and health care. California's cost of living is already among the nation's highest. Prop 15 will drive the cost of living even higher.

Homeowners Are Under Attack - Retirees Will Be Hit Hardest

- If businesses lose their Prop 13 protections, homeowners will be next. Supporters of Prop 15 even admitted that this initiative was the first step in a plan to end Prop 13, which could mean skyrocketing property tax increases for all California homeowners. Union construction industry retirees who worked hard to live on well-deserved fixed retirement incomes could have their homes put at risk should Prop 13 protections fall.