[Date]

The Honorable \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

California State Assembly

[Office Address]

***Re: AB 1771, California Flip Tax Bill (California Housing Speculation Act)***

Dear Assembly Member \_\_\_\_\_\_\_\_\_:

I am one of your constituents. My name is [Name] and I am a[n**]** [Insert Profession]. I am writing about AB 1771 and how it would personally impact me and my family.

Mobility is one of the key freedoms California should promote. Many homeowners need to relocate, downsize, upsize or otherwise. The bill as written would require us to pay a 25% tax to California for moving unless this was our first home ever purchased?!

If the goal was to increase affordable housing inventory, this bill will have the exact opposite effect. All homeowners will have to hunker down in their own properties even though their life circumstances changed.

If the purpose was to try to make more inventory available to average homebuyers, then focus on the Wall Street buyers who own thousands of homes and rent them out instead of letting ordinary buyers buy them. Instead, me and my family are being punished. This bill does not add a single house to our already scarce inventory and should not be passed.

Sincerely,

[Name]

[Address]

[City, State and Zip]

[Phone Number]

[Email Address]