



As of April 2025, a primary residence appraised at under \$750,000 can be transferred to heirs after someone dies using a streamlined process in instead of a full probate. ([California Assembly Bill 2016 \(2024\)](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB2016) ([https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=202320240AB2016](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB2016)), amending [California Probate Code Sections 13150-13152](#) ([https://leginfo.ca.gov/faces/codes\\_displayText.xhtml?lawCode=PROB&division=8.&title=&part=1.&chapter=4.&article=](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PROB&division=8.&title=&part=1.&chapter=4.&article=))). This process is called a **“Petition to Determine Succession to Primary Residence.”**

This petition can be used if:

- This petition is a simpler and quicker option than a traditional probate case. But you can file a traditional full probate if you choose. Some reasons might be:

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issue insurance. If so, selling the property or getting a new loan may be very difficult.

A full probate can avoid or address these problems more effectively than this petition.