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SJW CORP  
Form 8-K  
June 30, 2006

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K  
CURRENT REPORT

Pursuant to Section 13 OR 15(d)  
of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) June 28, 2006

SJW Corp.

(Exact name of registrant as specified in its charter)

California 1-8966 77-0066628

(State or other jurisdiction of incorporation) (Commission File Number) (IRS Employer Identification No.)

374 W. Santa Clara Street, San Jose, California 95113

(Address of principal executive offices) (Zip Code)

(408) 279-7800

Registrant's telephone number, including area code

Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01 Regulation FD Disclosure.

On June 28, 2006, SJW Land Company, SJW Corp.'s wholly owned subsidiary, purchased a warehouse building located in Phoenix, Arizona for a purchase price of approximately \$12,450,000. Such property is leased to a multinational company for 13 years. The purchase price was paid using the proceeds received in connection with a nonutility property condemnation settlement

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that occurred in the fourth quarter of 2004, pursuant to Internal Revenue Code Section 1033. SJW Land Company also obtained a loan of approximately \$3,825,000 in connection with the purchase of the property. A copy of the press release announcing such purchase is attached hereto as Exhibit 99.1 and is incorporated into this Form 8-K by reference.

Item 9.01 Financial Statements and Exhibits.

(c) Exhibits

Exhibit Number -----	Description of Document -----
99.1	Press Release issued by SJW Corp., dated June 30, 2006, announcing the purchase of property.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SJW Corp.  
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June 30, 2006  
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/s/ Angela Yip  
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Angela Yip,  
Chief Financial Officer  
and Treasurer

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