



NEWS

Treasurer and Tax Collector Elizabeth Buenrostro Ginsberg

437 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012

October 1, 2025

FOR IMMEDIATE RELEASE

Los Angeles County Treasurer and Tax Collector Mails Approximately 2.4 Million Annual Secured Property Tax Bills

Si desea obtener información adicional sobre este aviso o si necesita la información traducida en español, por favor llame al 1(213) 974-2111 entre las 8:00 a.m. y 5:00 p.m. Tiempo Pacífico, de lunes a viernes, excluyendo los días festivos del Condado de Los Ángeles.

ELIZABETH BUENROSTRO GINSBERG, Los Angeles County Treasurer and Tax Collector, pursuant to the California Revenue and Taxation Code (R&TC) Sections 2609 and 2610, will mail approximately 2.4 million 2025-26 Annual Secured Property Tax Bills on or before Saturday, November 1, 2025, to all property owners at the addresses shown on the tax roll. The R&TC Section 2610.5 does not relieve a property owner of the responsibility to make timely payments due to failure to receive a tax bill.

Mrs. Buenrostro Ginsberg advised, "As a result of this mailing, property owners may find it difficult to reach an agent on the telephone. However, property owners may view the 2025-26 Annual Secured Property Tax Bills, make online electronic check (eCheck) payments, or obtain tax payment history for the past three fiscal tax years on the Los Angeles County Property Tax Portal at propertytax.lacounty.gov. Property owners may also submit inquiries at ttc.lacounty.gov/public-inquiries or call the toll-free Property Tax Information Line at 1(888) 807-2111, where automated information is available 24 hours a day, 7 days a week."

PROPERTIES IMPACTED BY THE JANUARY 2025 WILDFIRES

For property owners impacted by the wildfires, the Governor signed Executive Orders (EOs) suspending penalties, costs, and interest on late property tax payments for properties located in ZIP codes 90019, 90041, 90049, 90066, 90265, 90272, 90290, 90402, 91001, 91024, 91040, 91103, 91104, 91106, 91107, 91367, 93535, or 93536. The EOs remain in effect until April 10, 2026.

PAYMENT DUE DATES

The tax bill has two payment stubs. The 1st installment payment is due on Saturday, November 1, 2025, and becomes delinquent by the close of business on Wednesday, December 10, 2025. The 2nd installment payment is due on Sunday, February 1, 2026, and becomes delinquent by the close of business on Friday, April 10, 2026. If the Tax Collector does not receive payments by the delinquency date, or if the United States Postal Service (USPS) does not postmark payments on or

before the delinquency date, the Tax Collector will impose a 10 percent penalty on each installment and a \$10 cost on the 2nd installment per State law.

PAYMENT OPTIONS

PAYMENTS – The Treasurer and Tax Collector (TTC) only accepts U.S. currency drawn on U.S. based financial institutions.

PARTIAL PAYMENTS – TTC recommends property owners pay the total amount due. However, if property owners are unable to do so, TTC accepts partial payments, which reduce the amount of penalties imposed.

PAY ONLINE – Go to propertytax.lacounty.gov to make online payments 24 hours a day, 7 days a week up until 11:59 p.m. Pacific Time on the delinquency date. All online payment options provide immediate email confirmation. Please note that TTC does not accept online payments for installment plans (Four-Pay and Five-Pay Plans).

AUTOMATED MONTHLY PAYMENTS – TTC partnered with Easy Smart Pay (ESP), an independent government service provider platform that automates monthly payments. ESP partners with counties in California to service property owners seeking to split up property taxes into manageable monthly automated payments. There is no cost to property owners to pay with a bank account by Automated Clearing House (ACH). ESP's credit/debit card service fee is 1.99 percent of the transaction amount. For questions, ESP's support team is available at support@easysmartpay.net.

PAY BY ELECTRONIC CHECK – There is no cost to property owners for eCheck payments. The Annual Secured Property Tax Bill contains the Assessor's Identification Number (AIN) needed to complete the transaction. Each eCheck transaction is limited to \$2,500,000.00.

A step-by-step video on how to make an eCheck payment is available at ttc.lacounty.gov/pay-your-property-taxes. The video is accessible in multiple languages.

When paying by eCheck, the bank account must be ACH-enabled, meaning the transaction can settle through the ACH Network. If the bank account has a debit block to prevent unauthorized organizations from debiting the account via ACH, property owners must notify banks to authorize ACH debits from Los Angeles County with a debit filter with the Company Identification Number of 0000079161.

PAY BY CREDIT OR DEBIT CARD ONLINE – Pay online by using major credit cards or debit cards. Each online credit/debit card transaction is limited to \$99,999.99, including a cost, currently 2.22 percent of the transaction amount (minimum \$1.49 per transaction).

PAY BY CREDIT OR DEBIT CARD OVER THE TELEPHONE – TTC accepts major credit and debit card payments over the telephone for current year taxes only. To pay by telephone, call toll-free 1(888) 473-0835. The Annual Secured Property Tax Bill contains the AIN, Year, and Sequence needed to complete the transaction. Each credit/debit card transaction is limited to \$99,999.99, including a cost, currently 2.22 percent of the transaction amount (minimum \$1.49 per transaction). Please note that TTC does not accept payments for defaulted taxes or installment plans (Four-Pay and Five-Pay Plans) over the telephone.

PAY BY MAIL – Please use the envelope(s) enclosed in the Annual Secured Property Tax Bill and include the payment stub from the tax bill. **If paying both installments, please include both payment stubs.** Do not mail cash or attach staples, clips, tape, or correspondence. Mail property tax payments to the Los Angeles County Treasurer and Tax Collector, Post Office Box 54018, Los Angeles, CA 90054-0018. **Do not mail payments to any other address.** Property tax payments must be received or USPS postmarked by the delinquency date to avoid penalties. To “Avoid Penalties by Understanding Postmarks,” visit ttc.lacounty.gov/avoid-penalties-by-understanding-postmarks.

PAY IN PERSON – TTC accepts cash, check, money order, cashier's check, and major credit cards and debit cards at 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012, between 8:00 a.m. and 5:00 p.m. Pacific Time, Monday through Friday, excluding Los Angeles County holidays. Each in-person credit/debit card transaction is limited to \$75,000.00, including a cost, currently 2.22 percent of the transaction amount (minimum \$1.49 per transaction).

ONLINE BANKING OR BILL PAYMENT SERVICES – TTC **DOES NOT** recommend using these services to pay property taxes. The USPS does not postmark the envelopes these firms use to mail the payment. In the absence of a postmark, TTC determines penalties based exclusively on the date TTC receives payment.

THIRD PARTY NOTIFICATION PROGRAM

Property owners can designate a third party (e.g., a friend, family member or agency) to receive a copy of past due notices. While third parties are not responsible for paying the property tax bill, they can remind property owners that their property taxes may be in default, or of the need to take action to prevent loss of the property in the event of a tax sale. Senior citizens, individuals with language limitations, and others who require special assistance may benefit from this program. To enroll, visit ttc.lacounty.gov/third-party-property-tax-notification-program.

EMAIL NOTIFICATION SERVICE

To receive property tax-related emails regarding special notices and upcoming events, such as annual property tax deadline reminders, property owners may subscribe to *Email Notification Service* at ttc.lacounty.gov/eNotify.

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