



NEWS

Treasurer and Tax Collector Elizabeth Buenrostro Ginsberg

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

August 28, 2026

FOR IMMEDIATE RELEASE

Los Angeles County Treasurer and Tax Collector Notifies Property Owners of Defaulted Prior Year Taxes

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, mailed Statements of Prior Year Taxes with the attached Special Notice to certain Los Angeles County property owners. The statement alerts property owners that there are unpaid Annual and/or Supplemental Secured Property Taxes for prior year(s), and the property may become subject to the tax collector's power to sell. If residential or agricultural property remains tax defaulted for more than five years and commercial property or unimproved vacant residential lots for more than three years, the Treasurer and Tax Collector will offer the property for sale at a public auction in accordance with State law. The Special Notice provides important information regarding payment options, office location, and service hours.

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 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."

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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COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
225 North Hill Street, First Floor Lobby, Los Angeles, California 90012
Telephone: (888) 807-2111 or (213) 974-2111
ttc.lacounty.gov and propertytax.lacounty.gov

ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

Board of Supervisors
HILDA L. SOLIS
First District
HOLLY J. MITCHELL
Second District
LINDSEY P. HORVATH
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

SPECIAL NOTICE

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.

The Treasurer and Tax Collector's (TTC) records show that there are unpaid Annual and/or Supplemental Secured Property Taxes on this property, which may subsequently result in the property being sold at a public auction. Unpaid secured property taxes are subject to penalties at the rate of 1.5 percent per month until paid in full. Third Party Notification Program designees are receiving this notice at the request of the property owner.

PAYMENT OPTIONS

PAY ONLINE – Go to propertytax.lacounty.gov to make electronic check (eCheck) and/or credit/debit card online payments 24 hours a day, 7 days a week. All online payment options provide immediate email confirmation, but please note that entering incorrect bank account information may result in an incomplete payment, and TTC recommends confirming with the bank to ensure the payment has been successfully processed. TTC does not accept online payments for installment plans (Four-Pay and Five-Pay Plans).

PAY BY ELECTRONIC CHECK – There is no cost to property owners for eCheck payments. The enclosed tax statement 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 Automated Clearing House (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).

AUTOMATED MONTHLY PAYMENTS – TTC has partnered with an independent platform that enables property owners to make automated monthly payments toward property taxes. The service is designed to help property owners spread payments into manageable installments. There is no cost to pay by bank account through ACH. Credit and debit card transactions incur a 1.99 percent service fee. For assistance, please contact the platform's support team at support@easysmartpay.net.

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.

MORE INFORMATION ON REVERSE

PAY BY MAIL – Please use the enclosed envelope and include the payment stub from the tax statement. 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 54088, Los Angeles, CA 90054-0088. **Do not mail payments to any other address.**

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).

SPECIAL PROGRAMS

INSTALLMENT PLAN OPTION FOR DEFAULTED TAXES FROM A PRIOR YEAR – Property owners may be eligible to open an Installment Plan of Redemption and pay the defaulted taxes over a five-year period for commercial properties or unimproved vacant residential lots that are less than three years in default, and residential or agricultural properties that are less than five years in default. The opening of the plan will prevent the properties from being sold at a public auction. For more information, visit ttc.lacounty.gov/property-tax-installment-plans.

MILITARY ACTIVE DUTY EXEMPTIONS – Under provisions of the Federal Servicemembers Civil Relief Act, active military personnel, regardless of the duration of military service or financial status, may qualify for a reduction in the interest charged on unpaid property taxes. For more information, visit ttc.lacounty.gov/property-tax-relief-for-military-personnel.

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.

VOLUNTARY THIRD PARTY NOTIFICATION PROGRAM – In the event the property becomes tax defaulted and/or subject to the tax collector's power to sell, property owners can designate a Third Party (e.g., a friend, family member, or agency) to receive copies of the default notices so that someone can remind property owners of their property tax obligation. To subscribe, visit ttc.lacounty.gov/third-party-property-tax-notification-program.

NEED ADDITIONAL ASSISTANCE?

Self-Service: Visit ttc.lacounty.gov to obtain answers to many questions or submit an inquiry.

Call: 1(888) 807-2111 or 1(213) 974-2111 – Los Angeles County Property Tax Information Line has automated information available 24 hours a day, 7 days a week. Individuals with a hearing impairment who have Telecommunications Device for the Deaf equipment may leave a message at 1(213) 974-2196 or use California Relay Services at 1(800) 735-2929.

In Person: 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012

MORE INFORMATION ON REVERSE