

Help for Homeowners

AVOIDING PROPERTY TAX SCAMS

**OUR PRESENTATION
WILL BEGIN AT 2 P.M.**



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**



COUNTY OF LOS ANGELES
**TREASURER AND
TAX COLLECTOR**

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Agenda

- Property Tax Overview
- Role of County Departments
- Property Tax System
- Challenges Due to an Economic Downturn
- Questions

Presenters

Michael McComas – Management Fellow
Secured Property Tax Division
County of Los Angeles | Treasurer and Tax Collector

Clemente Mejia – Supervisor
Foreclosure Prevention and Real Estate Fraud Unit
County of Los Angeles | Department of Consumer and Business Affairs

Optimize Your Experience

(Keep the chat box open  look for this symbol to open it.)

Use the chat box to ask questions.

Questions will be answered during the webinar or at the end during the Q & A period.

Property Tax Overview

The following departments work together to produce and account for your property tax bills and payments:

- Office of the Assessor
- Auditor-Controller
- Treasurer and Tax Collector

Additionally, the Assessment Appeals Board oversees the assessment appeals process.

Office of the Assessor

The Los Angeles County Assessor:

- Establishes the assessed value of each property by appraising the value of that property under applicable State laws.
- Places the assessed value of each property on a list called the "Assessment Roll."
- Approves and applies all exemptions, which are then added to the Assessment Roll.
- Presents the Assessment Roll to the Los Angeles County Auditor-Controller for further processing.

Auditor-Controller

The Los Angeles County Auditor-Controller:

- Adds direct assessments to the Assessment Roll by applying the tax rates, which consist of general (1%) levy and debt service (voter & bonded) tax rates to the assessed values to create an “Extended Assessment Roll.”
- Sends the Extended Assessment Roll to the Treasurer and Tax Collector (TTC) for individual tax bill distribution and payment collection.

Treasurer and Tax Collector

The mission of the TTC is to bill, collect, disburse, invest, borrow, and safeguard monies and properties.

The TTC also provides enforcement, auditing, consulting, education, estate administration, and public information services.

The TTC collects secured and unsecured taxes.

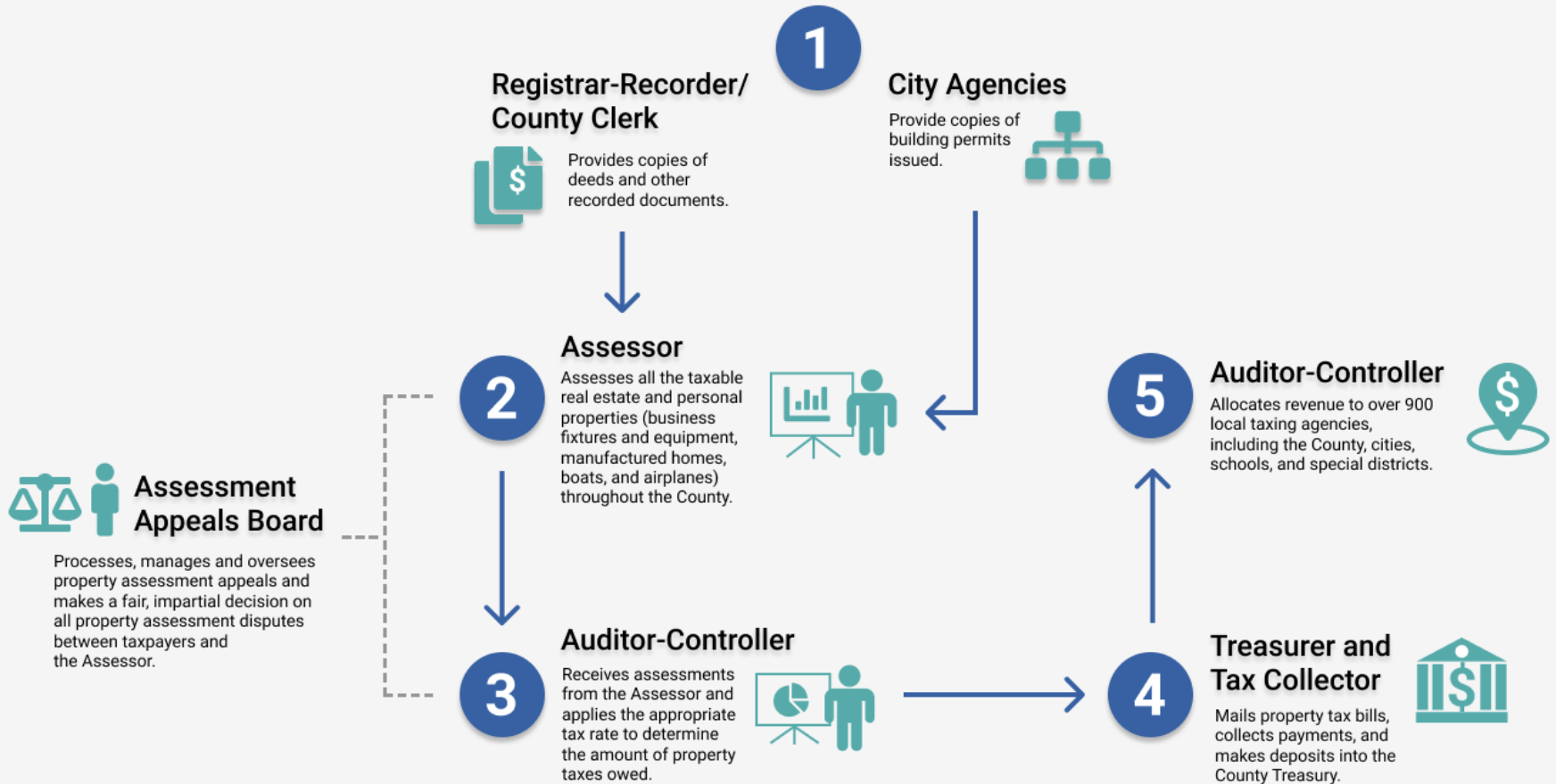
- Secured Taxes are taxes on real property, such as vacant land, structures on land, i.e. business/office buildings, homes, apartments, etc.
- Unsecured Taxes are taxes on assessments such as office furniture, equipment, airplanes and boats, as well as property taxes that are not liens against the real property.

Assessment Appeals Board

The Los Angeles County Assessment Appeals Board (AAB) is an independent agency, which hears property assessment disputes between taxpayers and the Assessor.

- Based upon the evidence presented at the hearing, the AAB makes a fair, impartial decision on your property's assessed value.
- The AAB's decision can result in a decrease, increase, or no change in your property's assessed value.

Property Tax System



Challenges Due to an Economic Downturn

Non-payment of Property Taxes

- Penalties and late fees
 - 1st Installment - 10% penalty;
 - 2nd Installment – 10% penalty + \$10 cost
 - Taxes become defaulted if they remain unpaid after June 30th.

Forced Placed Impound accounts

- Lender may advanced funds to cover the obligation but property owner must repay lender.

Challenges Due to an Economic Downturn

Foreclosures

- Free-and-Clear
 - The Treasurer and Tax Collector shall have the power to sell tax-defaulted properties after five years (three years for nonresidential commercial property).
- Encumbered
 - Lenders may advance funds and demand reimbursement or impound taxes. (Mortgage payments will increase – foreclosures can occur within a year)

Challenges Due to an Economic Downturn

Scams

- Decline-in-Value Reassessments
 - Informal (Assessor's Office)
 - Will charge an advance fee to file an application.
 - Formal (Assessment Appeals Board)
 - Compensation may be based on a contingency. Will keep a high percentage of refund.

Challenges Due to an Economic Downturn

Scams

- Bankruptcy
 - A non-attorney will charge upfront fees to file a bankruptcy petition. Some cases without the homeowner's knowledge.
- Transfer/Sale of Property
 - Will promise to assume all obligations while you lease the property with an option to buy it back. Perpetrators will not fulfill their promise.

Where to go for Help

Treasurer and Tax Collector

- Repayment Plan
- Cancellation of Penalties (COVID-19)
- Property Tax Postponement Program

Department of Consumer and Business Affairs

- Foreclosure Prevention Options
- Complaints

Relief for Property Owners

CARES ACT (Federally backed mortgages) **Expired June 30th.**

- Foreclosure Moratorium – 60-days
- Forbearance – Up to 180-days, and could be extended for another 180-days.

Government Sponsored Enterprises (Fannie Mae and Freddie Mac)

- Extended the foreclosure and eviction moratorium until Dec. 31, 2020
- Payment Deferred Repayment Option (July 1st)
 - Only for 1-4 unit properties

California – Governor Newsom (Agreement with Financial Institutions)

- 60-day foreclosure and eviction moratorium
- 90-day forbearance

Relief for Property Owners

California – AB 3088 (Aug. 31)

- Small Landlord and Homeowner Relief Act.
 - Applies to federally and non-federally backed loans
 - Non-federally backed loans can seek forbearance
 - Denial must be in writing
 - Provide an opportunity to cure defect
 - Must review property owner for post-forbearance options
 - Property owners can sue for violations of the Act.

Los Angeles – Board of Supervisors (Sept. 15)

- Foreclosure Prevention and Mortgage Assistance Motion
 - Reallocated \$5.5 million of Affordable Housing Trust Fund
 - Program under development

Resource - Property Tax Portal



LOS ANGELES COUNTY
PROPERTY TAX PORTAL

[HOME](#) [OVERVIEW](#) [RESOURCES](#) [QUICK LINKS](#) [FAQ](#) [NEWS](#) [CONTACT US](#)

Latest News

Los Angeles County Treasurer and Tax Collector Mails

LATEST NEWS: All County Office Buildings are closed, effective Monday, March 16, 2020 until further notice.

IMPORTANT - Property Tax Payments

We are not accepting in-person property tax payments at this time. We encourage everyone to use other payment methods, such as online eCheck and credit/debit card payments, telephone credit/debit card payments, or mail in your payment. As a reminder, there is no cost for e-Check payments online. For online credit/debit card transaction, our card payment processor charges a 2.25 percent service fee.

In addition, you can use our website to look up taxes due, request a duplicate bill, and look up payment history. Please [CLICK HERE](#) for more information on all payment options. We also created a [TOP 5 DOs AND DONT'S](#) with helpful information on property tax payments, including [How To Avoid Penalties](#).

This portal has additional information about the four County departments involved in the property tax process, providing answers for your property tax questions.

Do you have questions about:

- Assessed value of your property? Visit Assessor website: <https://assessor.lacounty.gov> (213) 974-3211
- Your actual tax rates? Visit Auditor-Controller website: <http://auditor.lacounty.gov> (213) 974-8368
- Your tax payment? Visit Treasurer and Tax Collector website : <https://ttc.lacounty.gov> (213) 974-2111
- Appealing decisions on your assessed value and subsequent tax bill? Visit the Assessment Appeals Board website: <https://lacaab.lacounty.gov> (213) 974-1471

We recognize this is a challenging time, and we remain deeply committed to the safety of the public and our employees. We will continue to monitor developments, adjust where necessary, and inform you when we are open to the public again.

For the latest, accurate information about the coronavirus, please visit the [Department of Public Health](#) website.

Thank you for your patience and cooperation.

<https://www.propertytax.lacounty.gov/>

Contact Us

**Treasurer and Tax Collector
Tax Collections Branch
P.O. Box 512102
Los Angeles, CA 90051-0102**

(213) 974-2111

ttc.lacounty.gov

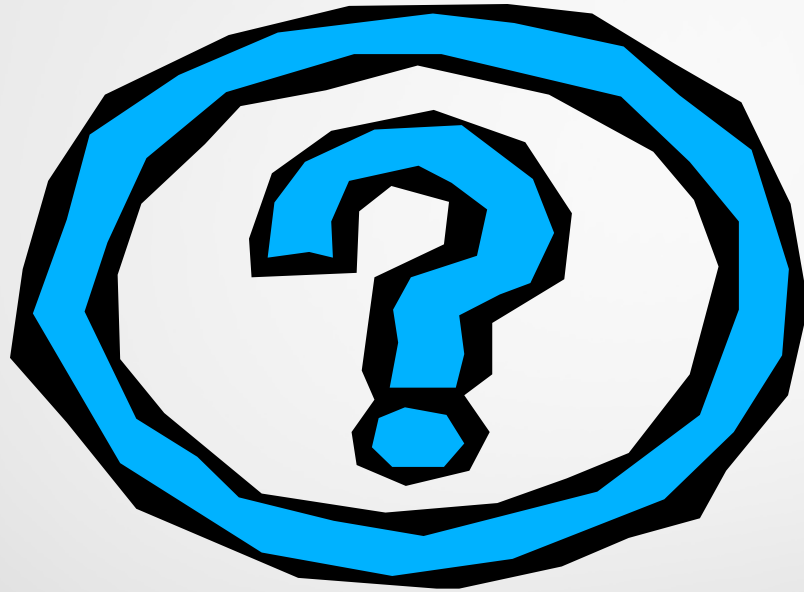
lacountypropertytax.com

**Dept. of Consumer and Business Affairs
Foreclosure Prevention Unit
500 W. Temple Street, B-96
Los Angeles, CA 90012
(Closed to the public)**

(833) 238-4450

dcba.lacounty.gov

homehelp@dcba.lacounty.gov



QUESTIONS?