



LA County Assessor's Property Owner e-Notification Alert

What is the property owner e-Notification Alert?

The property owner e-Notification Alert (e-Notification) is modernization of the County's existing "Enhanced Homeowner Notification Program". The County has created the e-notification system to provide timely service when dealing with sensitive situations, and whether it be a change in ownership, refinance or foreclosure, they want to notify interested parties as quickly as possible to avoid fraud or erroneous foreclosures. This notification service allows property owners the opportunity to seek free assistance that helps them avoid falling victim to real estate scams.

What is the purpose of this Program?

The purpose of this program is to promptly inform property owners by email of recorded activities on registered properties.

How was the program alerting property owners, previously?

Previously and currently, the Register-Recorder will, within 30-days of recordation, mail a copy of a Grant Deed, Quitclaim Deed or Deed of Trust to the property owner. Within 5-days of recordation of a Notice of default or Notice of sale, the Register-Recorder will mail a copy of the instrument to the Property Owner. The copy of the recorded document will contain an explanation of the notification program and contact information for the Department of Consumer and Business Affairs.

How does the property owner e-Notification work?

In addition to receiving paper copies via U.S. Mail, as the property owner, you can also opt-in for email notification. Once you register, an email will be sent within 48-hours of any recordation on your property and will include a statement advising you of the recording on your property.

What do you do if you receive an e-Notification?

If you receive a notification and you suspect a recording is suspicious or you simply have questions about recording activity, you may contact the Department of Consumer and Business Affairs at (800) 593-8222, or by email, at homehelp@dcba.lacounty.gov or submit

your request for assistance online at <https://dcba.lacounty.gov>

How do you enroll in the Property Owner e-Notification?

To enroll into the Property Owner e-Notification Alert, you will need to register with the Los Angeles County Assessor at <https://assessor.sso.assessor.lacounty.gov/csr>. Once you register you need to create a profile. Once you have created an account, you log into the portal and select "Property Owner e-Notification Alerts" on the "landing page". Enter your AIN (Assessor Identification Number) on the registration page and select "Add". Once you have added your AIN to your account, you will begin to receive e-Notifications when a document is recorded with your linked AIN.

What if you don't know your AIN?

If you don't know your AIN (Assessor Identification Number) you can use the Property Search Tool in create a profile page.

Can you do this with multiple properties you own?

You may register other properties on your account.

What happens when you sell your property?

What happens when you sell your property? Do you still get e-Notifications? You can opt-out of the service whenever you like. If you no longer wish to receive e-Notifications for a property after you sell or transfer it, you may opt-out. It is encouraged to opt-out.

For assistance, please contact your California Title representative for more information.

Source <https://assessor.lacounty.gov/news-information/enotification>

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