

For Escrow Agencies

Please include the following client information when requesting a lien release:

- Complete Statement of Information
- Agency Contact Information
- Transaction Type
- Title Information
- Complete copy of all DCSS recorded documents requiring release.

Contact information:

Fax requests to DCSS Lien Services at (619)236-4406.

Payment options:

Payment can be made in our office, by mail, or online by credit card.

Obtaining a release:

The lien will be released only after the payment posts to the account. A letter will then be mailed with the release. The release must then be recorded with the Assessor/Recorder's Office. DCSS requests the Assessor/Recorder's office send a copy to the non-custodial parent.

Please submit release requests early to allow for ample processing time.

This pamphlet gives you information about the general procedures of the County of San Diego Department of Child Support Services and should be used for informational purposes only.

You have the option to consult an attorney. The Department of Child Support Services does not offer legal representation or give legal advice.



**County of San Diego
Department of
Child Support Services**

220 W Broadway
San Diego, CA 92101

619-236-7600
1-866-230- CARE

www.sandiegochildsupport.com

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Department of
Child Support Services**

LIEN INFORMATION



Abstract of Support Judgment

- The Abstract of Support Judgment is a legal document that enables a lien to be placed on any real property the debtor (non-custodial parent) may own now or in the future.
- Local child support agencies are required to record an Abstract of Support Judgment on all enforceable child support orders.



How are liens released?

Liens are released in a number of different ways depending on the transaction taking place. If the non-custodial parent is in an escrow transaction then either the escrow, title, or loan company may request a lien clearance. The appropriate agency should contact Liens Services at (619) 578-6922.

Where are Abstract of Support Judgments recorded?

Abstract of Support Judgments must be recorded in:

- The county where the non-custodial parent lives
- The county where the parents of the non-custodial parent live
- Any other county where the non-custodial parent is known to own or is expected to acquire real property

Do I have a lien against my property?

- If a non-custodial parent has a case with the Department of Child Support Services (DCSS), an Abstract of Support Judgment is automatically recorded against his or her name even if the non-custodial parent owes no arrears (past due support).
- If a non-custodial parent attempts to sell or refinance property, the Abstract of Support Judgment will cause a lien to be placed on that property. The lien ensures the proceeds from the sale are sent to DCSS to pay the child support obligation.

Frequently asked questions

Q. Can you place a lien on property that's outside of California?

- A. Yes. New provisions under federal law allow states to file child support liens across state lines. This is done on a case by case basis.

Q. Will quit claiming a property remove a lien?

- A. If the lien is in place before the quit claim is recorded, all property owners involved could be liable for the debt.

Q. What do I do if I'm selling or refinancing my house?

- A. Have your escrow agency do a title search. If there is a lien outstanding they must contact Lien Services at (619) 578-6922 (phone) or (619) 236-4406 (fax).

