For Escrow Agencies

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

- Complete statement of information
- Agency contact information
- Transaction type
- Expected date of closing of escrow
- Title information
- Complete and legible copy of all DCSS-recorded documents requiring release

Contact Information

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

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. The DCSS requests the Assessor/Recorder's Office to send a copy to the noncustodial parent.

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

This pamphlet gives 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.

"Enhance the lives and well-being of children and promote family self-sufficiency by establishing and enforcing support orders."

County of San Diego
Department of Child Support Services

220 W. Broadway
San Diego, CA 92101

649 W. Mission Avenue
Escondido, CA 92025

Phone: 866-901-3212

www.sandiegochildsupport.org

SDPUB 003 (9/15)

Supporting California's Children

Lien Information

COUNTY OF SAN DIEGO
Department of
Child Support Services

Abstract/Notice of Support Judgment

The Abstract/Notice of Support Judgment is a legal document that enables a lien to be placed on any real property the debtor (noncustodial parent) may own now or in the future.

Local child support agencies are required to record an Abstract/Notice of Support Judgment on all enforceable child support orders.

Where are Abstract/Notice of Support Judgments recorded?

Abstract/Notice of Support Judgments must be recorded in:

- The county/state where the noncustodial parent lives and/or works.
- The county/state where the parents of the noncustodial parent live.
- Any other county/state where the noncustodial parent is known to own or is expected to acquire real property.

Do I have a lien against my property?

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

How are liens released?

Liens are released in a number of different ways depending on the transaction taking place. If a noncustodial parent is in an escrow transaction, then either the escrow, title, or loan company may request a lien clearance. The appropriate company should contact the DCSS at 866-901-3212.

Frequently Asked Questions

Q. *Can you place a lien on a property that is outside of California?*

A. Yes. 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 quitclaiming a property remove a lien?*

A. If a lien is in place before a quitclaim 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 company do a title search. If there is a lien outstanding, they must contact the DCSS at 866-901-3212 or by fax at 619-236-4406.