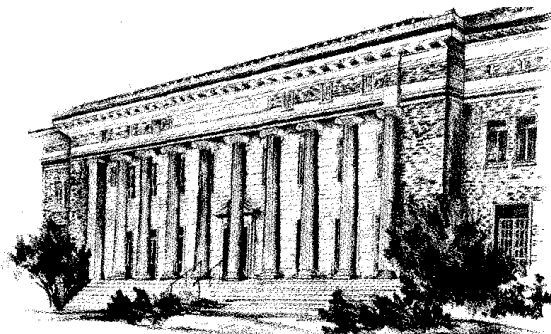


Board of Supervisors
COUNTY OF TEHAMA

District 1 – Rob Burroughs
District 2 – Tom Walker
District 3 – Steve Zane
District 4 – Matt Hansen
District 5 – Greg Jones



Gabriel Hydrick
Chief Administrator

Tehama County Courthouse

June 9, 2026

The Honorable Diane Dixon
California State Assembly, District 72
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0072

RE: Assembly Bill 2705 (Dixon) – SUPPORT

Dear Assemblywoman Dixon:

On behalf of the Tehama County Board of Supervisors, I am pleased to support your AB 2705, which establishes important consumer protections and simplifies the process for an interested party to receive the excess proceeds from the sale of a tax-defaulted property.

Current law allows any party of interest in a tax-defaulted property sold at auction to file a claim with the county for excess proceeds of more than \$150 within one year of the tax collector's deed being recorded. Private "asset finder" companies have moved into this space, offering a "middle man" service to consumers to file these claims, on which they collect a fee, when consumers are able to file a claim with the county themselves free of charge. In many cases, these companies charge significant or excessive fees for what is largely an administrative process, and consumers may not be aware that they can recover these funds on their own at no cost. Additionally, there are currently no consistent statewide standards governing these practices, creating a gap in consumer protections.

Counties already maintain records identifying interested parties and provide a free, publicly accessible claims process. In many cases, third-party firms rely on the same public information and insert themselves as intermediaries without adding commensurate value.

AB 2705 would protect consumers by establishing a uniform statewide framework for agreements to locate, recover, deliver, or assist in filing excess proceeds claims, including disclosures that the consumer may file their claim directly with the county for no cost, and information on how to do so. The bill would also require written agreements between the

parties, prohibit the collection of fees prior to the approval and payment of a claim, and limit fees to no more than 10% of the excess proceeds awarded for those who do choose to file their claim with the assistance of another party. These provisions are modeled after existing safeguards in state unclaimed property law, providing a tested and balanced framework to protect consumers while still allowing legitimate service providers to operate.

Counties across California are required to conduct tax-defaulted property sales, meaning this issue impacts every county and a wide range of taxpayers. The Board has identified recurring concerns with asset finder companies, including misleading representations, aggressive solicitation practices, and attempts to improperly establish themselves as parties of interest. Without clear statewide standards, these practices can undermine the integrity of the excess proceeds process and reduce the funds ultimately returned to rightful claimants.

For these reasons, the Tehama County Board of Supervisors is pleased to support AB 2705.

Sincerely,

Tom Walker
Chair, Tehama County Board of Supervisors