

OCCC CASE NO. L24-00069

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 1600056570	§	OFFICE OF CONSUMER
ALTERNA TAX LLC	§	
150 S. PINE ISLAND RD., STE. 417	§	CREDIT COMMISSIONER
PLANTATION, FLORIDA 33324	§	
	§	STATE OF TEXAS

ORDER IMPOSING ADMINISTRATIVE PENALTY

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order Imposing Administrative Penalty against Alterna Tax LLC (“Alterna Tax”).²¹

Statement of Facts and Law

Alterna Tax is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Alterna Tax operates under master file number 1600056570 at one licensed location, under license number 156569. Alterna Tax’s compliance officer is Albert Friedman, and its designated contact address is 150 S. Pine Island Rd., Ste. 417, Plantation, Florida 33324.

A property tax lender must file annual reports with the OCCC.²² A property tax lender must comply with all instructions from the OCCC relating to submitting the report.²³ The report is due by March 31 of each year for the prior calendar year’s loan activity.²⁴

On April 24, 2019, the OCCC issued an Order to File Timely and Accurate Annual Reports (the “Order”) against Alterna Tax for failing to timely file its 2018 annual report. The Order required Alterna Tax to timely file complete and accurate future annual reports.

²¹ Tex. Fin. Code § 14.208.

²² Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

²³ 7 Tex. Admin. Code § 89.404.

²⁴ 7 Tex. Admin. Code § 89.404; <https://occc.texas.gov/industry/property-tax-lenders/property-tax-lenders-annual-reports>

On June 23, 2020, the OCCC issued an Order Imposing Administrative Penalty (the “Order”) against Alterna Tax for failing to timely file its 2019 annual report. The Order required Tax Loans USA to file its 2019 annual report and to pay an administrative penalty of \$500.00.

Alterna Tax did not file its 2023 annual report by March 31, 2024, for one licensed location, under license number 156569.

The Consumer Credit Commissioner (“Commissioner”) may issue an injunction ordering a property tax lender to file one or more complete, accurate, and timely annual reports if the Commissioner has reasonable cause to believe that the property tax lender is violating Chapter 351 of the Texas Finance Code.²⁵ The Commissioner may impose an administrative penalty on a property tax lender that violates an injunction.²⁶

By failing to timely file its 2023 annual report, Alterna Tax has violated Chapter 351 of the Texas Finance Code and the OCCC’s Order to File Timely and Accurate Annual Reports.

Order

IT IS ORDERED that Alterna Tax LLC:

1. pay an administrative penalty in the amount of **\$1,000.00** (calculated as \$1,000.00 each for Alterna Tax’s one licensed location) within 30 days after the date of this Order; and
2. file its 2023 annual report within 30 days after the date of this Order, if it has not already done so.

Property tax lender annual reports must be submitted through the OCCC’s Application Licensing Examination and Compliance System (ALECS): alecs.occc.texas.gov.

Instructions are available by clicking the “File Annual Report” button on the OCCC’s home page, occc.texas.gov.

²⁵ Tex. Fin. Code § 14.208.

²⁶ Tex. Fin. Code § 14.208(c).

Right to Request Hearing

You have the right to request a hearing regarding this Order.²⁷ To request a hearing, you must send a written hearing request to the OCCC no later than 30 days after the date of this Order.²⁸ You must send your request to Vivek Vedanarayanan, Assistant General Counsel, by mail to 2601 N. Lamar Blvd., Austin, Texas 78705, or by email to vivek.vedanarayanan@occc.texas.gov.

If you request a hearing, a hearing on this matter will be set and conducted in accordance with Chapter 2001 of the Texas Government Code.²⁹ If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.³⁰

All communications with the OCCC concerning this matter must be through Vivek Vedanarayanan, Assistant General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at 512-936-7623, or by email at vivek.vedanarayanan@occc.texas.gov.

Signed this 19th day of July, 2024.

/s/ Leslie Pettijohn
Leslie L. Pettijohn
Consumer Credit Commissioner
State of Texas

²⁷ Tex. Fin. Code § 14.208(b).

²⁸ Tex. Fin. Code § 14.208(b).

²⁹ Tex. Fin. Code § 14.208(b).

³⁰ Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on July 19, 2024, a true and correct copy of this Order Imposing Administrative Penalty has been sent to Alterna Tax LLC by regular mail and certified mail, return receipt requested, at:

CMRRR# 9214 8901 9403 8300 0064 8175 06
Alterna Tax LLC
Attn: Albert Friedman, Compliance Officer
150 S. Pine Island Rd., Ste. 417
Plantation, FL 33324

CMRRR# 9214 8901 9403 8300 0064 8175 13
Alterna Tax LLC
Attn: CSC Lawyers Incorporating Service, Registered Agent
211 E. 7th Street, Ste. 620
Austin, TX 78701

/s/ Vivek V. Vedanarayanan
Vivek V. Vedanarayanan
Assistant General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24127068
2601 North Lamar Blvd.
Austin, Texas 78705
512-936-7623 (phone)
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