



Annual Report on Recorded Deeds Notification System

December 16, 2022

Introduction

Under Local Law 249 of 2017 and Local Law 126 of 2021, the Department of Finance (DOF) is required to notify property owners when real estate instruments are recorded on their properties.

The law mandates that DOF provide an annual report to the council and publish the report on the department's website. The report must include:

- 1) Total number of individuals registered to receive notification, disaggregated by the type of interested party
- 2) Total number of individuals registered to receive notification for multiple properties
- 3) Total number of properties for which an individual is registered to receive notifications
- 4) Total number of individuals who opted out of receiving notifications
- 5) Total number of individuals who contacted the department regarding an incorrect or suspected fraudulent document recording, grouped by the source of information that led to contacting the agency
- 6) Total number of referrals made by the New York City Register or Richmond County Clerk related to suspected fraudulent document recording, the outcome of the referrals, and information about investigations conducted by the Sheriff's Office.

Summary

This is the Department of Finance's report for fiscal year 2022. It contains data through June 30, 2022.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	161,273	9,392	173,616	0
Bronx	100,815	5,617	107,187	0
Brooklyn	353,300	20,327	352,310	0
Queens	382,614	16,635	375,876	0
Staten Island	133,920	5,024	135,682	0

There are 3,212 distinct types of interested parties; the attached report lists the various types.



Copy of FY2022 LLN
249 NRD Reporting

The City Register referred 62 cases to the Sheriff's Office. All the cases were due to suspected fraudulent document submission. The City Register did not receive any inquiries from customers regarding suspected fraud on their property. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	0
Bronx	7
Brooklyn	43
Queens	12

The NYC Sheriff's Office also received and worked on deed fraud cases. The statistics of these cases are reported following page.

DEED FRAUD STATS

Boro	Deed Fraud Complaints/Referrals	July 2021 - June 2022
Citywide/All Boros	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	62
	Complaints from other sources (calls, emails, walk-ins, etc.)	75
	Total Deed Fraud Complaints/Referrals Received	137
	Actions Taken	
	# of deed fraud complaints/referrals closed	75
	# of cases referred to the DA's office during this period*	3
	# of those cases currently at the DA's office	3
	# of ongoing investigations	38
	# of preliminary investigations	21
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>	
	Total Actions Taken on All Complaints/Referrals Received	137
Arrests Made	3	
Brooklyn	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	43
	Referrals from other sources (calls, emails, walk-ins, etc.)	31
	Total Deed Fraud Complaints/Referrals Received	74
	Actions Taken	
	# of deed fraud complaints closed	31
	# of cases referred to the DA's office during this period*	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	30
	# of preliminary investigations	13
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>	
	Total Actions Taken on All Complaints/Referrals Received	74
Arrests Made	0	
Queens	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	12
	Referrals from other sources (calls, emails, walk-ins, etc.)	34
	Total Deed Fraud Complaints/Referrals Received	46
	Actions Taken	
	# of deed fraud complaints closed	31
	# of cases referred to the DA's office during this period*	3
	# of those cases currently at the DA's office	3
	# of ongoing investigations	7
	# of preliminary investigations	5
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>	
	Total Actions Taken on All Complaints/Referrals Received	46

		Arrests Made	3
Bronx	Deed fraud complaints/referrals received		
	Referrals from City Register's Office		7
	Referrals from other sources (calls, emails, walk-ins, etc.)		8
	Total Deed Fraud Complaints/Referrals Received		15
	Actions Taken		
	# of deed fraud complaints closed		11
	# of cases referred to the DA's office during this period*		0
	# of those cases currently at the DA's office		0
	# of ongoing investigations		1
	# of preliminary investigations		3
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>		
	Total Actions Taken on All Complaints/Referrals Received		15
Arrests Made		0	
Manhattan	Deed fraud complaints/referrals received		
	Referrals from City Register's Office		0
	Referrals from other sources (calls, emails, walk-ins, etc.)		2
	Total Deed Fraud Complaints/Referrals Received		2
	Actions Taken		
	# of deed fraud complaints closed		2
	# of cases referred to the DA's office during this period*		0
	# of those cases currently at the DA's office		0
	# of ongoing investigations		0
	# of preliminary investigations		0
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>		
	Total Actions Taken on All Complaints/Referrals Received		2
Arrests Made		0	
Staten Island	Deed fraud complaints/referrals received		
	Referrals from City Register's Office		0
	Referrals from other sources (calls, emails, walk-ins, etc.)		0
	Total Deed Fraud Complaints/Referrals Received		0
	Actions Taken		
	# of deed fraud complaints closed		0
	# of cases referred to the DA's office during this period*		0
	# of those cases currently at the DA's office		0
	# of ongoing investigations		0
	# of preliminary investigations		0
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>		
	Total Actions Taken on All Complaints/Referrals Received		0
Arrests Made		0	
N/A**	Deed fraud complaints/referrals received		
	Referrals from City Register's Office		0
	Referrals from other sources (calls, emails, walk-ins, etc.)		0
	Total Deed Fraud Complaints/Referrals Received		0
	Actions Taken		
	# of deed fraud complaints closed		0
	# of cases referred to the DA's office during this period*		0
	# of those cases currently at the DA's office		0
	# of ongoing investigations		0
	# of preliminary investigations		0
	<small>*Cases referred to the DA's office this period not included in "Actions Taken" total.</small>		

Total Actions Taken on All Complaints/Referrals Received	0
Arrests Made	0

**N/A represents an incorrect address given by an uncontactable complainant or a complaint with no specific address.