



FY2020 4th Quarter Report on Local Law 249-2017

JULY 2020

Introduction

Local Law 249 was passed by the New York City Council on November 16, 2017 and took effect July 1, 2018. The law requires the Department of Finance (DOF) to notify property owners when real estate instruments are recorded on their properties.

The law mandates that DOF provide a quarterly 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.

Findings

This is the Department of Finance’s second report on Local Law 249. It contains data through June 30, 2020.

| | Registered Parties | Parties with Multiple Registrations | Properties with Registrations | Number Opted Out |
|---------------|--------------------|-------------------------------------|-------------------------------|------------------|
| Manhattan | 155,580 | 8,703 | 167,375 | 0 |
| Bronx | 103,328 | 5,344 | 106,664 | 0 |
| Brooklyn | 344,452 | 18,357 | 343,323 | 0 |
| Queens | 376,828 | 14,866 | 369,545 | 0 |
| Staten Island | 132,763 | 4,720 | 133,236 | 0 |

There are 2,967 distinct types of interested parties; the attached report lists the various types.



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LLN 249 NRD Report

The City Register referred 19 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 | 3 |
| Brooklyn | 12 |
| Queens | 4 |

The NYC Sheriff's Office also works on deed fraud. Please find their deed fraud stats report on the next page.



QUARTERLY DEED FRAUD STATS

| Boro | Deed Fraud Complaints | April 2020 - June 2020 |
|---------------------------|---|-------------------------------|
| Citywide/All Boros | Deed fraud complaints received | |
| | Referrals from City Register's Office | 14 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 14 |
| | Total deed fraud complaints received | 28 |
| | Actions Taken | |
| | # of deed fraud complaints closed | 2 |
| | # of criminal investigations for the DA's office | 5 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 21 |
| | # of arrest made | 0 |
| | Total Actions Taken On All Complaints Received | 28 |
| Brooklyn | Deed fraud complaints received | |
| | Referrals from City Register's Office | 8 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 5 |
| | Total deed fraud complaints received | 13 |
| | Actions Taken | |
| | # of deed fraud complaints closed | 0 |
| | # of criminal investigations for the DA's office | 5 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 8 |
| | # of arrest made | 0 |
| | Total Actions Taken On All Complaints Received | 13 |

| | | | | |
|---|---|----------|--|--|
| Manhattan | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |
| Staten Island | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |
| N/A * | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |

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

| | | | | |
|---|---|----------|--|--|
| Manhattan | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |
| Staten Island | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |
| N/A * | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | | | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| # of arrest made | 0 | | | |
| Total Actions Taken On All Complaints Received | 0 | | | |

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

| | | |
|---|---|-----------|
| Queens | Deed fraud complaints received | |
| | Referrals from City Register's Office | 4 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 8 |
| | Total deed fraud complaints received | 12 |
| | | |
| | Actions Taken | |
| | # of deed fraud complaints closed | 1 |
| | # of criminal investigations for the DA's office | 0 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 11 |
| # of arrest made | 0 | |
| Total Actions Taken On All Complaints Received | 12 | |
| Bronx | Deed fraud complaints received | |
| | Referrals from City Register's Office | 2 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 1 |
| | Total deed fraud complaints received | 3 |
| | | |
| | Actions Taken | |
| | # of deed fraud complaints closed | 1 |
| | # of criminal investigations for the DA's office | 0 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 2 |
| # of arrest made | 0 | |
| Total Actions Taken On All Complaints Received | 3 | |

| | | |
|---|---|----------|
| Manhattan | Deed fraud complaints received | |
| | Referrals from City Register's Office | 0 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 |
| | Total deed fraud complaints received | 0 |
| | | |
| | Actions Taken | |
| | # of deed fraud complaints closed | 0 |
| | # of criminal investigations for the DA's office | 0 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 0 |
| # of arrest made | 0 | |
| Total Actions Taken On All Complaints Received | 0 | |
| Staten Island | Deed fraud complaints received | |
| | Referrals from City Register's Office | 0 |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 |
| | Total deed fraud complaints received | 0 |
| | | |
| | Actions Taken | |
| | # of deed fraud complaints closed | 0 |
| | # of criminal investigations for the DA's office | 0 |
| | # of ongoing investigations | 0 |
| | # of preliminary investigations | 0 |
| # of arrest made | 0 | |
| Total Actions Taken On All Complaints Received | 0 | |

| | | | | |
|---|--|----------|--|--|
| * N/A | Deed fraud complaints received | | | |
| | Referrals from City Register's Office | 0 | | |
| | Referrals from other sources (calls, emails, walk-ins, etc) | 0 | | |
| | Total deed fraud complaints received | 0 | | |
| | Actions Taken | | | |
| | # of deed fraud complaints closed | 0 | | |
| | # of criminal investigations for the DA's office | 0 | | |
| | # of ongoing investigations | 0 | | |
| | # of preliminary investigations | 0 | | |
| | # of arrest made | 0 | | |
| Total Actions Taken On All Complaints Received | 0 | | | |
| * | N/A represents an incorrect address given by an uncontactable complainant or a complaint w/no specific address | | | |