



Report on Local Law 249-2017
FY2020 1st Quarter

OCTOBER 2019



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 September 30, 2019.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	147,777	8,518	158,662	0
Bronx	102,096	5,240	105,771	0
Brooklyn	333,902	17,832	333,785	0
Queens	369,491	14,934	363,894	0
Staten Island	131,164	4,675	131,986	0

There are 2,870 distinct types of interested parties; the attached report lists the various types.

The City Register referred 40 cases to the Sheriff's Office. All of the cases were due to suspected fraudulent document submission. The City Register also received 1 letter and 1 walk-in inquiry from customers regarding suspected fraud on their property. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	2
Bronx	5
Brooklyn	16
Queens	17

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	July 2019 - Sept 2019	Total All Complaints (July 2014 - Sept 2019)
Citywide/ All Boros	Deed fraud complaints received		
	Referrals from City Register's Office	38	1409
	Referrals from other sources (calls, emails, walk-ins, etc.)	81	1528
	Total deed fraud complaints received	119	2937
	Actions Taken		
	# of deed fraud complaints closed	64	1799
	# of cases accepted by DA's office	1	100
	# of ongoing investigations	0	276
	# of preliminary investigations	54	715
	# of arrest made	0	47
	Total Actions Taken on All Complaints Received	119	2937
Brooklyn	Deed fraud complaints received		
	Referrals from City Register's Office	12	606
	Referrals from other sources (calls, emails, walk-ins, etc)	39	756
	Total deed fraud complaints received	51	1362
	Actions Taken		
	# of deed fraud complaints closed	30	834
	# of cases accepted by DA's office	1	46
	# of ongoing investigations	0	141
	# of preliminary investigations	20	322
	# of arrest made	0	19
	Total Actions Taken on All Complaints Received	51	1362
Queens	Deed fraud complaints received		
	Referrals from City Register's Office	17	561
	Referrals from other sources (calls, emails, walk-ins, etc)	27	447
	Total deed fraud complaints received	44	1008
	Actions Taken		
	# of deed fraud complaints closed	22	591
	# of cases accepted by DA's office	0	45
	# of ongoing investigations	0	84
	# of preliminary investigations	22	269
	# of arrest made	0	19
	Total Actions Taken on All Complaints Received	44	1008
Bronx	Deed fraud complaints received		
	Referrals from City Register's Office	7	184
	Referrals, other sources (calls, emails, walk-ins, etc)	6	159
	Total deed fraud complaints received	13	343
Actions Taken			

	# of deed fraud complaints closed	5	212
	# of cases accepted by DA's office	0	5
	# of ongoing investigations	0	30
	# of preliminary investigations	8	94
	# of arrest made	0	2
	Total Actions Taken on All Complaints Received	13	343
Manhattan	Deed fraud complaints received		
	Referrals from City Register's Office	1	51
	Referrals, other sources (calls, emails, walk-ins, etc)	4	84
	Total deed fraud complaints received	5	135
	Actions Taken		
	# of deed fraud complaints closed	3	85
	# of cases accepted by DA's office	0	3
	# of ongoing investigations	0	17
	# of preliminary investigations	2	23
	# of arrest made	0	7
	Total Actions Taken on All Complaints Received	5	135
Staten Island	Deed fraud complaints received		
	Referrals from City Register's Office	0	2
	Referrals from other sources (calls, emails, walk-ins, etc)	5	66
	Total deed fraud complaints received	5	68
	Actions Taken		
	# of deed fraud complaints closed	4	63
	# of cases accepted by DA's office	0	0
	# of ongoing investigations	0	2
	# of preliminary investigations	1	3
	# of arrest made	0	0
	Total Actions Taken on All Complaints Received	5	68
N/A *	Deed fraud complaints received		
	Referrals from City Register's Office	1	5
	Referrals from other sources (calls, emails, walk-ins, etc)	0	16
	Total deed fraud complaints received	1	21
	Actions Taken		
	# of deed fraud complaints closed	0	14
	# of cases accepted by DA's office	0	1
	# of ongoing investigations	0	2
	# of preliminary investigations	1	4
	# of arrest made	0	0
	Total Actions Taken on All Complaints Received	1	21

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