



FY2021 2nd Quarter Report on Local Law 249-2017

JANUARY 2021

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 report on Local Law 249. It contains data through December 31, 2020.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	156,408	8,914	168,410	0
Bronx	103,559	5,378	106,731	0
Brooklyn	345,972	18,782	345,157	0
Queens	378,016	15,148	371,233	0
Staten Island	133,087	4,786	133,355	0

There are 3,034 distinct types of interested parties; the attached report lists the various types.



The City Register referred 6 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	1
Bronx	2
Brooklyn	0
Queens	3

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	Oct 2020 - Dec 2020
Citywide/All Boros	Deed fraud complaints received	
	Referrals from City Register's Office	6
	Referrals from other sources (calls, emails, walk-ins, etc.)	17
	Total deed fraud complaints received	23
	Actions Taken	
	# of deed fraud complaints closed	2
	# of cases accepted by DA's office	3
	# of ongoing investigations	1
	# of preliminary investigations	17
	# of arrest made	1 *
	Total Actions Taken on All Complaints Received	24
Brooklyn	Deed fraud complaints received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	6
	Total deed fraud complaints received	6
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases accepted by DA's office	0
	# of ongoing investigations	2
	# of preliminary investigations	4
	# of arrest made	1 *
	Total Actions Taken on All Complaints Received	7

Queens	Deed fraud complaints received	
	Referrals from City Register's Office	3
	Referrals from other sources (calls, emails, walk-ins, etc.)	11
	Total deed fraud complaints received	14
	Actions Taken	
	# of deed fraud complaints closed	2
	# of cases accepted by DA's office	1
	# of ongoing investigations	1
	# of preliminary investigations	10
	# of arrest made	0
Total Actions Taken on All Complaints Received	14	
Bronx	Deed fraud complaints received	
	Referrals from City Register's Office	2
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total deed fraud complaints received	2
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases accepted by DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	2
	# of arrest made	0
Total Actions Taken on All Complaints Received	2	
Manhattan	Deed fraud complaints received	
	Referrals from City Register's Office	1
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total deed fraud complaints received	1
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases accepted by DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	1
	# of arrest made	0
Total Actions Taken on All Complaints Received	1	

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 cases accepted by 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 cases accepted by 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

* This arrest occurred in Nov 2020; however, the case was opened prior to this quarter.