



FY2021 3rd Quarter Report on Local Law 249-2017

APRIL 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 March 31, 2021.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	156,830	9,024	169,637	0
Bronx	103,691	5,414	106,759	0
Brooklyn	346,943	18,996	346,316	0
Queens	378,589	15,380	371,651	0
Staten Island	133,221	4,809	133,417	0

There are 3,069 distinct types of interested parties; the attached report lists the various types.



The City Register referred 25 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	15
Bronx	4
Brooklyn	4
Queens	2

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



Office of the Sheriff

DEED FRAUD STATS

Boro	Deed Fraud Complaints	Jan - March 2021
Citywide/All Boros	Deed fraud complaints received	
	Referrals from City Register's Office	25
	Referrals from other sources (calls, emails, walk-ins, etc.)	7
	Total deed fraud complaints received	32
	Actions Taken	
	# of deed fraud complaints closed	4
	# of cases for the DA's office	1
	# of ongoing investigations	1
	# of preliminary investigations	26
	# of arrest made	0
Total Actions Taken On All Complaints Received	32	
Brooklyn	Deed fraud complaints received	
	Referrals from City Register's Office	4
	Referrals from other sources (calls, emails, walk-ins, etc.)	4
	Total deed fraud complaints received	8
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases for the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	8
	# of arrest made	0
Total Actions Taken On All Complaints Received	8	
Queens	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 cases for the DA's office	0
	# of ongoing investigations	1
	# of preliminary investigations	1
	# of arrest made	0
Total Actions Taken On All Complaints Received	3	

Bronx	Deed fraud complaints received	
	Referrals from City Register's Office	4
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total deed fraud complaints received	4
	Actions Taken	
	# of deed fraud complaints closed	1
	# of cases for the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	3
	# of arrest made	0
Total Actions Taken On All Complaints Received	4	
Manhattan	Deed fraud complaints received	
	Referrals from City Register's Office	15
	Referrals from other sources (calls, emails, walk-ins, etc.)	2
	Total deed fraud complaints received	17
	Actions Taken	
	# of deed fraud complaints closed	2
	# of cases for the DA's office	1
	# of ongoing investigations	0
	# of preliminary investigations	14
	# of arrest made	0
Total Actions Taken On All Complaints Received	17	
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 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 cases 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

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