



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N.Y. 10007

EXECUTIVE ORDER No. 16

April 24, 2026

MAYOR'S OFFICE OF DEED THEFT PREVENTION

WHEREAS, New Yorkers deserve to be protected and safe in their homes, which can be achieved through robust prevention of and protection against predatory deed theft; and

WHEREAS, deed fraud and deed theft occurs when someone records fraudulent deeds, mortgages, or other liens against a property without the owner's knowledge or consent; and

WHEREAS, criminals have targeted homeowners across the City, using fraud, coercion, and deception to steal homes from families who have lived in New York City for decades; and

WHEREAS, since 2014, there have been thousands of complaints of deed theft in New York City, concentrated primarily in Brooklyn and Queens, demonstrating the persistent and systemic nature of this problem; and

WHEREAS, scammers have routinely targeted vulnerable homeowners, particularly seniors and immigrants in historically Black neighborhoods, threatening their housing stability, generational wealth, and community cohesion; and

WHEREAS, despite changes to state law, homeowners remain vulnerable and deed theft continues to undermine public confidence in property systems and municipal oversight; and

WHEREAS, a coordinated, citywide response is necessary to prevent deed theft, ensure quick intervention where fraud is suspected, support victims, and protect generational wealth for New Yorkers while expanding pathways to secure homeownership;

NOW, THEREFORE, by the power vested in me as Mayor of the City of New York, it is hereby ordered:

Section 1. Mayor's Office of Deed Theft Prevention. There is hereby established a Mayor's Office of Deed Theft Prevention ("the Office") within the New York City Department of Finance ("DOF"). The Office shall be headed by a director ("the Director") to be appointed by the Mayor and who shall report to the Commissioner of Finance.

§ 2. Powers and Duties. The Director shall, in coordination with the Commissioner of Finance, have the power and duty to:

- a. Develop a whole-of-government approach to coordinate efforts to prevent, detect, investigate, and respond to deed theft across City agencies, and to facilitate collaboration with New York State partner agencies, as appropriate, including but not limited to DOF, the New York City Sheriff's Office, the New York City Commission on Human Rights, the New York City Department of Consumer and Worker Protections, the New York City Department of Housing Preservation and Development, the New York City Law Department, the New York City District Attorneys' Offices, the New York State Office of the Attorney General, and other relevant agencies and partners as determined by the Director;
- b. Expand strategic enforcement efforts and reviews of property records and other documents that contain indicia of potential deed theft and monitor and promote City agency cooperation with the judiciary in their review of potential deed theft cases;
- c. Build on DOF's existing efforts to combat deed theft, including but not limited to flagging suspicious deed recordings, receiving and acting on homeowner complaints, monitoring trends and behaviors for enforcement purposes, working with law enforcement to pursue accountability, and advancing legislative and policy reforms;
- d. Conduct public education and outreach across all five boroughs, in coordination with relevant agencies and community partners, with particular focus on neighborhoods where deed theft is most prevalent;
- e. Promote preventive measures, including expanding enrollment in property and deed alert systems that notify owners of changes to property records;
- f. Identify and coordinate data and information sharing among City agencies and with New York State partner agencies, as appropriate, to identify instances of deed theft and trends that may assist enforcement efforts; and

- g. Perform any other duties assigned by the Mayor or the Commissioner of Finance to fulfill the purposes of this Order.

§ 3. Deed Theft Prevention Advocate. There shall be a Deed Theft Prevention Advocate in the Office who shall support homeowners and coordinate outreach across the City, including by assisting complainants through the reporting process and helping victims navigate the correction of records of the City Register and the county clerk of the county of Richmond and related property tax relief processes where applicable.

§ 4. Agency Cooperation. Mayoral agencies shall cooperate with and provide assistance to the Office upon request of the Director to carry out its duties.

§ 5. Effective Date. This Order shall take effect upon the execution of an agreement, pursuant to section 1121 of the New York City Charter, between the Office of the Mayor and DOF, in order for DOF to provide budgetary, administrative, and similar functions, consistent with such section, for the Office.



---

Zohran Kwame Mamdani  
Mayor