

**FY 2018/2019 1<sup>st</sup> Quarter Report**  
**Notice of Recorded Document Program**  
**Local Law 249-2017**

**October 2018**

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 first report on Local Law 249. It contains data through September 30, 2018.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	145,784	7,796	156,171	0
Bronx	102,214	4,732	106,141	0
Brooklyn	331,900	15,599	330,659	0
Queens	368,078	13,454	363,150	0
Staten Island	131,050	4,136	133,403	0

There are 2,772 distinct types of interested parties; the attached report lists the various types.



Copy of 2018Q3 LLN  
249 NRD Reporting R

The City Register referred 20 cases to the Sheriff's Office. Nineteen cases were due to suspected fraudulent document submission. One case was from an individual who visited the office and demanded a suspected fraudulent document to be recorded. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	1
Bronx	2
Brooklyn	9
Queens	8

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

## DEED FRAUD STATS

<b>Boro</b>	<b>Deed Fraud Complaints</b>	<b>July 2018 - Sept 2018</b>	<b>Total All Complaints (July 2014 - Sept 2018)</b>
<b>Citywide/All Boros</b>	Deed fraud complaints received		
	Referrals from City Register's Office	22	1254
	Referrals from other sources (calls, emails, walk-ins, etc)	115	1181
	<b>Total deed fraud complaints received</b>	<b>137</b>	<b>2435</b>
	<b>Actions Taken</b>		
	# of deed fraud complaints closed	55	1416
	# of cases accepted by DA's office	2	108
	# of ongoing investigations	5	275
	# of preliminary investigations	75	592
	# of arrest made	3	44
<b>Total Actions Taken On All Complaints Received</b>	<b>140</b>	<b>2435</b>	
<b>Brooklyn</b>	Deed fraud complaints received		
	Referrals from City Register's Office	8	556
	Referrals from other sources (calls, emails, walk-ins, etc)	57	604
	<b>Total deed fraud complaints received</b>	<b>65</b>	<b>1160</b>
	<b>Actions Taken</b>		
	# of deed fraud complaints closed	26	678
	# of cases accepted by DA's office	2	47
	# of ongoing investigations	3	138
	# of preliminary investigations	34	279
	# of arrest made	1	18
<b>Total Actions Taken On All Complaints Received</b>	<b>66</b>	<b>1160</b>	
<b>Queens</b>	Deed fraud complaints received		
	Referrals from City Register's Office	9	495
	Referrals from other sources (calls, emails, walk-ins, etc)	29	340
	<b>Total deed fraud complaints received</b>	<b>38</b>	<b>835</b>
	<b>Actions Taken</b>		
	# of deed fraud complaints closed	12	457
	# of cases accepted by DA's office	0	51
	# of ongoing investigations	2	85
	# of preliminary investigations	24	224
	# of arrest made	2	18
<b>Total Actions Taken On All Complaints Received</b>	<b>40</b>	<b>835</b>	
<b>Bronx</b>	Deed fraud complaints received		
	Referrals from City Register's Office	3	151
	Referrals from other sources (calls, emails, walk-ins,	15	119

	etc)		
	<b>Total deed fraud complaints received</b>	<b>18</b>	<b>270</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>7</b>	<b>166</b>
	<b># of cases accepted by DA's office</b>	<b>0</b>	<b>5</b>
	<b># of ongoing investigations</b>	<b>0</b>	<b>32</b>
	<b># of preliminary investigations</b>	<b>11</b>	<b>65</b>
	<b># of arrest made</b>	<b>0</b>	<b>2</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>18</b>	<b>270</b>
<b>Manhattan</b>	<b>Deed fraud complaints received</b>		
	<b>Referrals from City Register's Office</b>	<b>2</b>	<b>47</b>
	<b>Referrals from other sources (calls, emails, walk-ins, etc)</b>	<b>3</b>	<b>62</b>
	<b>Total deed fraud complaints received</b>	<b>5</b>	<b>109</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>2</b>	<b>64</b>
	<b># of cases accepted by DA's office</b>	<b>0</b>	<b>4</b>
	<b># of ongoing investigations</b>	<b>0</b>	<b>18</b>
	<b># of preliminary investigations</b>	<b>3</b>	<b>17</b>
	<b># of arrest made</b>	<b>0</b>	<b>6</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>5</b>	<b>109</b>
<b>Staten Island</b>	<b>Deed fraud complaints received</b>		
	<b>Referrals from City Register's Office</b>	<b>0</b>	<b>3</b>
	<b>Referrals from other sources (calls, emails, walk-ins, etc)</b>	<b>10</b>	<b>43</b>
	<b>Total deed fraud complaints received</b>	<b>10</b>	<b>46</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>7</b>	<b>39</b>
	<b># of cases accepted by DA's office</b>	<b>0</b>	<b>0</b>
	<b># of ongoing investigations</b>	<b>0</b>	<b>2</b>
	<b># of preliminary investigations</b>	<b>3</b>	<b>5</b>
	<b># of arrest made</b>	<b>0</b>	<b>0</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>10</b>	<b>46</b>
<b>N/A *</b>	<b>Deed fraud complaints received</b>		
	<b>Referrals from City Register's Office</b>	<b>0</b>	<b>2</b>
	<b>Referrals from other sources (calls, emails, walk-ins, etc)</b>	<b>1</b>	<b>13</b>
	<b>Total deed fraud complaints received</b>	<b>1</b>	<b>15</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>1</b>	<b>11</b>
	<b># of cases accepted by DA's office</b>	<b>0</b>	<b>1</b>
	<b># of ongoing investigations</b>	<b>0</b>	<b>1</b>
	<b># of preliminary investigations</b>	<b>0</b>	<b>2</b>
	<b># of arrest made</b>	<b>0</b>	<b>0</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>1</b>	<b>15</b>

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