



FY2019 2nd Quarter Report on Local Law 249-2017

January 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 their 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 December 31, 2018.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	146,278	7,855	156,519	0
Bronx	102,266	4,775	106,179	0
Brooklyn	332,774	15,844	331,350	0
Queens	368,908	13,618	363,513	0
Staten Island	131,226	4,150	1	0

The City Register referred 18 cases to the Sheriff's Office. All of the cases were due to suspected fraudulent document submission. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	1
Bronx	4
Brooklyn	7
Queens	6

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

DEED FRAUD STATS

Boro	Deed Fraud Complaints	Oct 2018 - Dec 2018	Total Complaints (July 2014 - Dec 2018)
Citywide	Deed fraud complaints received		
	Referrals from City Register's Office	21	1294
	Referrals from other sources (calls, emails, walk-ins, etc)	82	1262
	Total deed fraud complaints received	103	2556
	Actions Taken		
	# of deed fraud complaints closed	57	1485
	# of cases accepted by DA's office	0	107
	# of ongoing investigations	8	283
	# of preliminary investigations	41	635
	# of arrest made	2	46
	Total Actions Taken On All Complaints Received	108	2556
Brooklyn	Deed fraud complaints received		
	Referrals from City Register's Office	10	576
	Referrals from other sources (calls, emails, walk-ins, etc)	37	641
	Total deed fraud complaints received	47	1217
	Actions Taken		
	# of deed fraud complaints closed	30	707
	# of cases accepted by DA's office	0	47
	# of ongoing investigations	5	145
	# of preliminary investigations	16	299
	# of arrest made	1	19
	Total Actions Taken On All Complaints Received	52	1217
Queens	Deed fraud complaints received		
	Referrals from City Register's Office	4	504
	Referrals from other sources (calls, emails, walk-ins, etc)	26	366
	Total deed fraud complaints received	30	870
	Actions Taken		
	# of deed fraud complaints closed	22	481
	# of cases accepted by DA's office	0	51
	# of ongoing investigations	1	86
	# of preliminary investigations	11	234
	# of arrest made	0	18

	Total Actions Taken On All Complaints Received	34	870
Bronx	Deed fraud complaints received		
	Referrals from City Register's Office	6	162
	Referrals from other sources (calls, emails, walk-ins, etc)	5	124
	Total deed fraud complaints received	11	286
	Actions Taken		
	# of deed fraud complaints closed	2	168
	# of cases accepted by DA's office	0	5
	# of ongoing investigations	0	32
	# of preliminary investigations	9	79
	# of arrest made	0	2
Total Actions Taken On All Complaints Received	11	286	
Manhattan	Deed fraud complaints received		
	Referrals from City Register's Office	1	47
	Referrals from other sources (calls, emails, walk-ins, etc)	4	65
	Total deed fraud complaints received	5	112
	Actions Taken		
	# of deed fraud complaints closed	4	68
	# of cases accepted by DA's office	0	3
	# of ongoing investigations	1	17
	# of preliminary investigations	2	17
	# of arrest made	1	7
Total Actions Taken On All Complaints Received	8	112	
Staten Island	Deed fraud complaints received		
	Referrals from City Register's Office	0	3
	Referrals from other sources (calls, emails, walk-ins, etc)	9	52
	Total deed fraud complaints received	9	55
	Actions Taken		
	# of deed fraud complaints closed	10	49
	# of cases accepted by DA's office	0	0
	# of ongoing investigations	0	2
	# of preliminary investigations	1	4
	# of arrest made	0	0
Total Actions Taken On All Complaints Received	11	55	
N/A *	Deed fraud complaints received		
	Referrals from City Register's Office	0	2
	Referrals from other sources (calls, emails, walk-ins, etc)	1	14
	Total deed fraud complaints received	1	16
	Actions Taken		
	# of deed fraud complaints closed	1	12
	# of cases accepted by DA's office	0	1
# of ongoing investigations	0	1	
# of preliminary investigations	0	2	

	# of arrest made	0	0
	Total Actions Taken On All Complaints Received	1	16

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