



FY2020 2nd Quarter Report on Local Law 249-2017

JANUARY 2020



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 second report on Local Law 249. It contains data through December 31, 2019.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	148,595	8,561	159,573	0
Bronx	102,301	5,246	105,799	0
Brooklyn	333,295	17,919	333,574	0
Queens	372,361	14,516	364,606	0
Staten Island	131,491	4,666	132,210	0

There are 2,914 distinct types of interested parties; the attached report lists the various types.



The City Register referred 32 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	7
Brooklyn	14
Queens	10

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 2019 - Dec 2019	Total All Complaints (July 2014 - Dec 2019)
Citywide/All Boros	Deed fraud complaints received		
	Referrals from City Register's Office	30	1444
	Referrals from other sources (calls, emails, walk-ins, etc.)	74	1606
	Total deed fraud complaints received	104	3050
	Actions Taken		
	# of deed fraud complaints closed	59	1908
	# of cases accepted by DA's office	0	97
	# of ongoing investigations	2	267
	# of preliminary investigations	43	731
	# of arrest made	0	47
	Total Actions Taken on All Complaints Received	104	3050
Brooklyn	Deed fraud complaints received		
	Referrals from City Register's Office	12	618
	Referrals from other sources (calls, emails, walk-ins, etc.)	30	790
	Total deed fraud complaints received	42	1408
	Actions Taken		
	# of deed fraud complaints closed	23	880
	# of cases accepted by DA's office	0	44
	# of ongoing investigations	1	138
	# of preliminary investigations	18	327
	# of arrest made	0	19
	Total Actions Taken on All Complaints Received	42	1408

Queens	Deed fraud complaints received		
	Referrals from City Register's Office	8	571
	Referrals from other sources (calls, emails, walk-ins, etc.)	29	476
	Total deed fraud complaints received	37	1047
	Actions Taken		
	# of deed fraud complaints closed	21	627
	# of cases accepted by DA's office	0	45
	# of ongoing investigations	1	81
	# of preliminary investigations	15	275
# of arrest made	0	19	
Total Actions Taken on All Complaints Received	37	1047	
Bronx	Deed fraud complaints received		
	Referrals from City Register's Office	6	193
	Referrals from other sources (calls, emails, walk-ins, etc.)	10	169
	Total deed fraud complaints received	16	362
	Actions Taken		
	# of deed fraud complaints closed	8	225
	# of cases accepted by DA's office	0	5
	# of ongoing investigations	0	29
	# of preliminary investigations	8	101
# of arrest made	0	2	
Total Actions Taken on All Complaints Received	16	362	
Manhattan	Deed fraud complaints received		
	Referrals from City Register's Office	4	55
	Referrals from other sources (calls, emails, walk-ins, etc.)	2	86
	Total deed fraud complaints received	6	141
	Actions Taken		
	# of deed fraud complaints closed	4	94
	# of cases accepted by DA's office	0	2
	# of ongoing investigations	0	16
	# of preliminary investigations	2	22
# of arrest made	0	7	
Total Actions Taken on All Complaints Received	6	141	
Staten Island	Deed fraud complaints received		
	Referrals from City Register's Office	0	2
	Referrals from other sources (calls, emails, walk-ins, etc.)	3	69
	Total deed fraud complaints received	3	71
			71
	Actions Taken		
	# of deed fraud complaints closed	3	67
	# of cases accepted by DA's office	0	0
	# of ongoing investigations	0	2
	# of preliminary investigations	0	2
# of arrest made	0	0	
Total Actions Taken on All Complaints Received	3	71	

N/A*	Deed fraud complaints received		
	Referrals from City Register's Office	0	5
	Referrals from other sources (calls, emails, walk-ins, etc.)	0	16
	Total deed fraud complaints received	0	21
	Actions Taken		
	# of deed fraud complaints closed	0	15
	# of cases accepted by DA's office	0	1
	# of ongoing investigations	0	2
	# of preliminary investigations	0	4
	# of arrest made	0	0
	Total Actions Taken on All Complaints Received	0	22

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