



# **FY2019 3rd Quarter Report on Local Law 249-2017**

**May 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 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	153,377	8,688	165,448	0
Bronx	102,357	5,338	106,697	0
Brooklyn	339,645	17,612	340,703	0
Queens	371,093	15,205	367,329	0
Staten Island	131,835	4,587	133,122	0

There are 2,791 distinct types of interested parties; the attached report lists the various types.

The City Register referred 34 cases to the Sheriff's Office. All of the cases were due to suspected fraudulent document submission. The City Register also received 3 letters and 1 email from customers regarding suspected fraud on their property. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	0
Bronx	4
Brooklyn	8
Queens	22

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

<b>Boro</b>	<b>Deed Fraud Complaints</b>	<b>Jan 2019 - March 2019</b>	<b>Total All Complaints (July 2014 - March 2019)</b>
<b>Citywide/All Boros</b>	Deed fraud complaints received		
	Referrals from City Register's Office	35	1357
	Referrals from other sources (calls, emails, walk-ins, etc)	77	1352
	Total deed fraud complaints received	112	2709
	Actions Taken		
	# of deed fraud complaints closed	83	1628
	# of cases accepted by DA's office	2	99
	# of ongoing investigations	4	274
	# of preliminary investigations	35	661
	# of arrest made	1	47
	Total Actions Taken On All Complaints Received	125	2709
<b>Brooklyn</b>	Deed fraud complaints received		
	Referrals from City Register's Office	8	596
	Referrals from other sources (calls, emails, walk-ins, etc)	35	682
	Total deed fraud complaints received	43	1278
	Actions Taken		
	# of deed fraud complaints closed	34	768
	# of cases accepted by DA's office	2	45
	# of ongoing investigations	1	142
	# of preliminary investigations	9	304
	# of arrest made	0	19
	Total Actions Taken On All Complaints Received	46	1278
<b>Queens</b>	Deed fraud complaints received		
	Referrals from City Register's Office	22	532
	Referrals from other sources (calls, emails, walk-ins, etc)	18	390
	Total deed fraud complaints received	40	922
	Actions Taken		
	# of deed fraud complaints closed	24	528
	# of cases accepted by DA's office	0	45
	# of ongoing investigations	3	82
	# of preliminary investigations	20	248
	# of arrest made	1	19
	Total Actions Taken On All Complaints Received	48	922

<b>Bronx</b>	Deed fraud complaints received		
	Referrals from City Register's Office	4	174
	Referrals from other sources (calls, emails, walk-ins,	10	135

	etc)		
	<b>Total deed fraud complaints received</b>	<b>14</b>	<b>309</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>9</b>	<b>187</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>30</b>
	<b># of preliminary investigations</b>	<b>5</b>	<b>85</b>
	<b># of arrest made</b>	<b>0</b>	<b>2</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>14</b>	<b>309</b>
<b>Manhattan</b>	<b>Deed fraud complaints received</b>		
	<b>Referrals from City Register's Office</b>	<b>0</b>	<b>48</b>
	<b>Referrals from other sources (calls, emails, walk-ins, etc)</b>	<b>9</b>	<b>74</b>
	<b>Total deed fraud complaints received</b>	<b>9</b>	<b>122</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>9</b>	<b>77</b>
	<b># of cases accepted by DA's office</b>	<b>0</b>	<b>3</b>
	<b># of ongoing investigations</b>	<b>0</b>	<b>17</b>
	<b># of preliminary investigations</b>	<b>0</b>	<b>18</b>
	<b># of arrest made</b>	<b>0</b>	<b>7</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>9</b>	<b>122</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>4</b>	<b>56</b>
	<b>Total deed fraud complaints received</b>	<b>4</b>	<b>59</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>5</b>	<b>54</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>0</b>	<b>3</b>
	<b># of arrest made</b>	<b>0</b>	<b>0</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>5</b>	<b>59</b>
<b>N/A *</b>	<b>Deed fraud complaints received</b>		
	<b>Referrals from City Register's Office</b>	<b>1</b>	<b>4</b>
	<b>Referrals from other sources (calls, emails, walk-ins, etc)</b>	<b>1</b>	<b>15</b>
	<b>Total deed fraud complaints received</b>	<b>2</b>	<b>19</b>
	<b>Actions Taken</b>		
	<b># of deed fraud complaints closed</b>	<b>2</b>	<b>14</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>1</b>	<b>3</b>
	<b># of arrest made</b>	<b>0</b>	<b>0</b>
	<b>Total Actions Taken On All Complaints Received</b>	<b>3</b>	<b>19</b>

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