



# **Annual Report on Recorded Deeds Notification System**

**November 04, 2025**

## **Introduction**

Under Local Law 249 of 2017 and Local Law 216 of 2021, the Department of Finance (DOF) is required to notify property owners when real estate instruments are recorded on their properties.

The law mandates that DOF provide an annual report to the council and publish the report on the department's website. The report must include the total number of:

- 1) Individuals registered to receive notification, organized by the type of interested party
- 2) Individuals registered to receive notification for multiple properties
- 3) Properties for which an individual is registered to receive notifications
- 4) Individuals who opted out of receiving notifications
- 5) Individuals who contacted DOF regarding an incorrect or suspected fraudulent document recording, organized by the source of information that led to contacting the agency
- 6) 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

## **Summary**

This is the Department of Finance's annual report for the fiscal year 2025. It contains data from July 1, 2024, through June 30, 2025.



	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	167,035	10,054	178,394	1
Bronx	101,836	5,812	107,190	0
Brooklyn	361,957	21,975	357,973	2
Queens	390,320	18,447	380,302	4
Staten Island	135,676	5,259	136,093	0

There are 3,471 distinct types of interested parties; the attached report lists the various types.

The City Register referred 37 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	4
Bronx	9
Brooklyn	17
Queens	7

The NYC Sheriff's Office also received and worked on deed fraud cases. The statistics of these cases are reported on the following page.

 <p><b>NYC</b> Department of Finance Office of the Sheriff</p>		
<b>DEED FRAUD STATS</b>		
<b>Boro</b>	<b>Deed Fraud Complaints/Referrals</b>	<b>July 2024 - June 2025</b>
<b>Citywide/All Boros</b>	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	37
	Complaints from other sources (calls, emails, walk-ins, etc)	48
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>85</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints/referrals closed	34
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	45
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>79</b>
	<b>Arrests Made</b>	<b>0</b>



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Brooklyn	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	17
	Referrals from other sources (calls, emails, walk-ins, etc)	13
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>30</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	9
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	17
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>26</b>
Queens	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	7
	Referrals from other sources (calls, emails, walk-ins, etc)	28
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>35</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	15
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	19
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>34</b>
Bronx	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	9
	Referrals from other sources (calls, emails, walk-ins, etc)	4
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>13</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	6
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	7
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>13</b>
	<b>Arrests Made</b>	<b>0</b>



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Manhattan	<b>Deed fraud complaints/referrals received</b>	
	Referrals from City Register's Office	4
	Referrals from other sources (calls, emails, walk-ins, etc)	3
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>7</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	4
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	2
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>6</b>
Staten Island		
	<b>Arrests Made</b>	<b>0</b>
	<b>Deed fraud complaints/referrals received</b>	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc)	0
	<b>Total Deed Fraud Complaints/Referrals Received</b>	<b>0</b>
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	0
	# of cases referred to the DA's office during this period *	0
	# of those cases currently at the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	0
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	<b>Total Actions Taken On All Complaints/Referrals Received</b>	<b>0</b>
	<b>Arrests Made</b>	<b>0</b>