

## FY2019 2<sup>nd</sup> 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 with	Properties	Number
	Parties	Multiple Registrations	with Registrations	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.



Office of the Sheriff

## **DEED FRAUD STATS**

Deed Fraud Complaints   Deed Fraud Complaints		DEED FRAUD STATS		
Deed fraud complaints received   Referrals from City Register's Office   21   1294	Boro	Deed Fraud Complaints	2018 - Dec	Complaints (July 2014 -
Referrals from City Register's Office   21   1294		-		200 2010)
Referrals from other sources (calls, emails, walk-ins, etc)		•	21	1294
Actions Taken # of deed fraud complaints closed # of greliminary investigations # of arrest made Total Actions Taken On All Complaints Received # of deed fraud complaints received Referrals from Other sources (calls, emails, walk-ins, etc) # of orgoing investigations # of deed fraud complaints closed # of cases accepted by DA's office # of orgoing investigations # of preliminary investigations # of greliminary investigations # of cases accepted by DA's office  Poed fraud complaints closed # of arrest made Total Actions Taken # of preliminary investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Poed fraud complaints received  Referrals from Other sources (calls, emails, walk-ins, etc) # of arrest made Total Actions Taken On All Complaints Received  Poed fraud complaints received Referrals from Other sources (calls, emails, walk-ins, etc)  Poed fraud complaints received Referrals from other sources (calls, emails, walk-ins, etc)  # of deed fraud complaints received  Actions Taken # of deed fraud complaints received  # of deed fraud complaints received # of ongoing investigations # of of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations		Referrals from other sources (calls, emails, walk-ins,		
# of ongoing investigations	a)	Total deed fraud complaints received	103	2556
# of ongoing investigations	<u>Ö</u>			
# of ongoing investigations	<b>\</b>	Actions Taken		
# of ongoing investigations	t	# of deed fraud complaints closed	57	1485
# of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  # of deed fraud complaints received  # of ongoing investigations # of arrest made Total Actions Taken On All Complaints Received  # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received  # of arrest made Total Actions Taken On All Complaints Received  Referrals from City Register's Office  # of ongoing investigations  Deed fraud complaints received Referrals from Other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  # of deed fraud complaints received  Actions Taken  # of deed fraud complaints received  # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations	Ci	# of cases accepted by DA's office	0	107
# of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of ongoing investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received  Referrals from City Register's Office  Referrals from Other sources (calls, emails, walk-ins, etc)  Actions Taken On All Complaints Received  Referrals from City Register's Office Actions Taken On All Complaints Received  Referrals from Other sources (calls, emails, walk-ins, etc)  Actions Taken # of deed fraud complaints received # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations		# of ongoing investigations	8	283
Total Actions Taken On All Complaints Received   108   2556		# of preliminary investigations	41	635
Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of ongoing investigations # of arrest made Total Actions Taken On All Complaints Received  Peed fraud complaints received  Referrals from City Register's Office Referrals from Other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received Referrals from City Register's Office Total deed fraud complaints received  Actions Taken  # of deed fraud complaints received  Referrals from City Register's Office Total deed fraud complaints received  Actions Taken # of deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations  1 86 # of preliminary investigations		# of arrest made	2	46
Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  47  Actions Taken  # of deed fraud complaints closed # of ongoing investigations # of arrest made Total Actions Taken On All Complaints Received  Peded fraud complaints received  Referrals from City Register's Office  Referrals from Other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints received  Referrals from Other sources (calls, emails, walk-ins, etc)  Actions Taken  # of deed fraud complaints received  Actions Taken  # of deed fraud complaints closed # of ongoing investigations  # of ongoing investigations  # of ongoing investigations  # of preliminary investigations  1 86 # of preliminary investigations		Total Actions Taken On All Complaints Received	108	2556
Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints closed  # of ongoing investigations  # of arrest made  Total Actions Taken On All Complaints Received  Referrals from City Register's Office  Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints received  Referrals from Other sources (calls, emails, walk-ins, etc)  Actions Taken  # of deed fraud complaints received  Actions Taken  # of deed fraud complaints received  # of ongoing investigations  # of ongoing investigations  # of ongoing investigations  # of preliminary investigations  1 86  # of preliminary investigations		Deed fraud complaints received		
Page 1		Referrals from City Register's Office	10	576
Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of arrest made Total Actions Taken On All Complaints Received  Peed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken # of deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 234		Referrals from other sources (calls, emails, walk-ins,		
Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Peed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Actions Taken # of deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations		etc)	37	641
# of ongoing investigations # of preliminary investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 234	_	Total deed fraud complaints received	47	1217
# of ongoing investigations # of preliminary investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 234	🛬			
# of ongoing investigations # of preliminary investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 234	ð	Actions Taken		
# of ongoing investigations # of preliminary investigations # of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 234	5	# of deed fraud complaints closed	30	707
# of preliminary investigations # of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations # of preliminary investigations  1 299  1 19  2 1217  2 6 366  3 66  3 7 0 8 7 0  4 8 1 1 1 2 3 4	B	# of cases accepted by DA's office	0	47
# of arrest made Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc) Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations  1 19 19 10 10 11 11 19 12 12 12 12 12 12 12 17 12 12 12 12 12 12 12 12 12 12 12 12 12		# of ongoing investigations	5	145
Total Actions Taken On All Complaints Received  Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations  1 234		# of preliminary investigations	16	299
Deed fraud complaints received Referrals from City Register's Office Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations  1 234		# of arrest made	1	19
Referrals from City Register's Office  Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations  # of preliminary investigations  1 234		Total Actions Taken On All Complaints Received	52	1217
Referrals from City Register's Office  Referrals from other sources (calls, emails, walk-ins, etc)  Total deed fraud complaints received  Actions Taken  # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations  # of preliminary investigations  1 234		Deed fraud complaints received		
etc) Total deed fraud complaints received  Actions Taken  # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations  26 366 370  870  Actions Taken  # of deed fraud complaints closed 22 481  # of ongoing investigations 1 86 # of preliminary investigations 11 234		Referrals from City Register's Office	4	504
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		Referrals from other sources (calls, emails, walk-ins,		
Actions Taken  # of deed fraud complaints closed # of cases accepted by DA's office # of ongoing investigations # of preliminary investigations 1 234		etc)	26	366
# of cases accepted by DA's office  # of ongoing investigations  1 86  # of preliminary investigations  11 234	SL	Total deed fraud complaints received	30	870
# of cases accepted by DA's office  # of ongoing investigations  1 86  # of preliminary investigations  11 234	ē			
# of cases accepted by DA's office  # of ongoing investigations  1 86  # of preliminary investigations  11 234	l e	Actions Taken		
# of ongoing investigations 1 86 # of preliminary investigations 11 234	Ø	# of deed fraud complaints closed	22	481
# of preliminary investigations 11 234		# of cases accepted by DA's office	0	51
		# of ongoing investigations	1	86
# of arrest made 0 18		# of preliminary investigations	11	234
		# of arrest made	0	18

	Total Actions Taken On All Complaints Resolved	٠.,	
	Total Actions Taken On All Complaints Received	34	870
	Deed fraud complaints received		
	Referrals from City Register's Office	6	162
	Referrals from other sources (calls, emails, walk-ins,	_	424
	etc)	5	124
	Total deed fraud complaints received	11	286
Ž			
Bronx	Actions Taken		
B	# 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
	Deed fraud complaints received		
	Referrals from City Register's Office	1	47
	Referrals from other sources (calls, emails, walk-ins,		
	etc)	4	65
an	Total deed fraud complaints received	5	112
Ï			
ha	Actions Taken		
lu	# of deed fraud complaints closed	4	68
Manhattan	# 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
	Deed fraud complaints received	Ü	
	Referrals from City Register's Office	0	3
	Referrals from other sources (calls, emails, walk-ins,		
~	etc)	9	52
pu	Total deed fraud complaints received	9	55
ıla	,	_	
<u>s</u>	Actions Taken		
en	# of deed fraud complaints closed	10	49
Staten Isla	# of cases accepted by DA's office	0	0
St	# of ongoing investigations	0	2
	# of preliminary investigations	1	4
	# of arrest made	0	0
	Total Actions Taken On All Complaints Received	11	55
	-	11	
	Deed fraud complaints received		2
	Referrals from City Register's Office	0	2
	Referrals from other sources (calls, emails, walk-ins,	1	14
<b>.</b>	etc) Total deed fraud complaints received		
* A/N	rotai ueeu irauu compiamis received	1	16
<b>!</b>	Askings Talsan		
2	Actions Taken		12
	# of deed fraud complaints closed	1	12
1	# of cases accepted by DA's office	0	1
	# of ongoing investigations	0	1
	# of preliminary investigations	0	2

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