



Report on Local Law 249-2017

FY2019 4th Quarter

August 2019

Introduction

The New York City Council passed Local Law 249, requiring the Department of Finance (DOF) to notify property owners when real estate instruments are recorded on their properties, on November 16, 2017. The law took effect July 1, 2018.

Local Law 249 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

Below is the Department of Finance’s fourth-quarter 2019 report on Local Law 249. It contains data through June 30, 2019.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	146,687	8,555	157,525	0
Bronx	101,643	5,298	105,671	0
Brooklyn	332,651	17,684	332,359	0
Queens	368,753	14,798	363,229	0
Staten Island	130,933	4,617	11,868	0

There are 2,830 distinct types of interested parties; the attached report lists the various types.



2019Q4 LLN 249
NRD Reporting Result

The City Register referred 34 cases to the Sheriff's Office due to investigate the suspected submission of fraudulent documents. The City Register also received one letter from customer regarding suspected fraud on their property. The Sheriff's Office did not receive any referrals from the Richmond County Clerk.

Manhattan	2
Bronx	8
Brooklyn	10
Queens	14

The NYC Sheriff's Office also handles deed fraud complaints. The office's report on deed fraud statistics follows on the next page.



QUARTERLY DEED FRAUD STATS

Boro	Deed Fraud Complaints	April 2019 - June 2019	Total All Complaints (July 2014 - June 2019)
Citywide/All Boros	Deed fraud complaints received		
	Referrals from City Register's Office	36	1369
	Referrals from other sources (calls, emails, walk-ins, etc)	83	1431
	Total deed fraud complaints received	119	2800
	Actions Taken		
	# of deed fraud complaints closed	90	1712
	# of cases accepted by DA's office	0	99
	# of ongoing investigations	0	269
	# of preliminary investigations	37	673
	# of arrest made	0	47
	Total Actions Taken On All Complaints Received	127	2800
Brooklyn	Deed fraud complaints received		
	Referrals from City Register's Office	11	594
	Referrals from other sources (calls, emails, walk-ins, etc)	34	714
	Total deed fraud complaints received	45	1308
	Actions Taken		
	# of deed fraud complaints closed	31	797
	# of cases accepted by DA's office	0	45
	# of ongoing investigations	0	139
	# of preliminary investigations	15	308
	# of arrest made	0	19
	Total Actions Taken On All Complaints Received	46	1308
Queens	Deed fraud complaints received		
	Referrals from City Register's Office	14	543
	Referrals from other sources (calls, emails, walk-ins, etc)	26	416
	Total deed fraud complaints received	40	959
	Actions Taken		
	# of deed fraud complaints closed	31	563

	# of cases accepted by DA's office	0	45
	# of ongoing investigations	0	81
	# of preliminary investigations	12	251
	# of arrest made	0	19
	Total Actions Taken On All Complaints Received	43	959
Bronx	Deed fraud complaints received		
	Referrals from City Register's Office	8	176
	Referrals from other sources (calls, emails, walk-ins, etc)	11	145
	Total deed fraud complaints received	19	321
	Actions Taken		
	# of deed fraud complaints closed	12	198
	# of cases accepted by DA's office	0	5
	# of ongoing investigations	0	29
	# of preliminary investigations	8	87
	# of arrest made	0	2
	Total Actions Taken On All Complaints Received	20	321
Manhattan	Deed fraud complaints received		
	Referrals from City Register's Office	3	50
	Referrals from other sources (calls, emails, walk-ins, etc)	7	80
	Total deed fraud complaints received	10	130
	Actions Taken		
	# of deed fraud complaints closed	7	82
	# of cases accepted by DA's office	0	3
	# of ongoing investigations	0	17
	# of preliminary investigations	3	21
	# of arrest made	0	7
	Total Actions Taken On All Complaints Received	10	130
Staten Island	Deed fraud complaints received		
	Referrals from City Register's Office	0	2
	Referrals from other sources (calls, emails, walk-ins, etc)	4	60
	Total deed fraud complaints received	4	62
	Actions Taken		
	# of deed fraud complaints closed	4	58
	# 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	4	62
N/A *	Deed fraud complaints received		
	Referrals from City Register's Office	0	4
	Referrals from other sources (calls, emails, walk-ins, etc)	1	16
	Total deed fraud complaints received	1	20

	Actions Taken		
	# of deed fraud complaints closed	0	14
	# of cases accepted by DA's office	0	1
	# of ongoing investigations	0	1
	# of preliminary investigations	1	4
	# of arrest made	0	0
	Total Actions Taken On All Complaints Received	1	20

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

Bronx	Deed fraud complaints received		
	Referrals from City Register's Office	4	174
	Referrals from other sources (calls, emails, walk-ins, etc)	10	135
	Total deed fraud complaints received	14	309
	Actions Taken		
	# of deed fraud complaints closed	9	187
	# of cases accepted by DA's office	0	5
	# of ongoing investigations	0	30
	# of preliminary investigations	5	85
	# of arrest made	0	2
	Total Actions Taken On All Complaints Received	14	309
Manhattan	Deed fraud complaints received		
	Referrals from City Register's Office	0	48
	Referrals from other sources (calls, emails, walk-ins, etc)	9	74
	Total deed fraud complaints received	9	122
	Actions Taken		
	# of deed fraud complaints closed	9	77
	# of cases accepted by DA's office	0	3
	# of ongoing investigations	0	17
	# of preliminary investigations	0	18
	# of arrest made	0	7
	Total Actions Taken On All Complaints Received	9	122
Staten Island	Deed fraud complaints received		
	Referrals from City Register's Office	0	3
	Referrals from other sources (calls, emails, walk-ins, etc)	4	56
	Total deed fraud complaints received	4	59
	Actions Taken		
	# of deed fraud complaints closed	5	54
	# of cases accepted by DA's office	0	0
	# of ongoing investigations	0	2
	# of preliminary investigations	0	3
	# of arrest made	0	0

	Total Actions Taken On All Complaints Received	5	59
* N/A	Deed fraud complaints received		
	Referrals from City Register's Office	1	4
	Referrals from other sources (calls, emails, walk-ins, etc)	1	15
	Total deed fraud complaints received	2	19
	Actions Taken		
	# of deed fraud complaints closed	2	14
	# of cases accepted by DA's office	0	1
	# of ongoing investigations	0	1
	# of preliminary investigations	1	3
	# of arrest made	0	0
	Total Actions Taken On All Complaints Received	3	19

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