



# **FY2022 2nd Quarter Report on Local Law 249-2017**

**JANUARY 2022**



## 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 report on Local Law 249. It contains data through December 31, 2021.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	158,690	9,214	171,531	0
Bronx	103,517	5,478	107,184	0
Brooklyn	349,546	19,572	349,471	0
Queens	380,054	15,836	373,741	0
Staten Island	133,517	4,864	135,540	0

There are 3,138 distinct types of interested parties; the attached report lists the various types.



Copy of FY2022Q2  
LLN 249 NRD Report

The City Register referred 2 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	0
Bronx	1
Brooklyn	1
Queens	0

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**

Boro	Deed Fraud Complaints	Oct 2021 - Dec 2021
Citywide/All Boros	Deed fraud complaints received	
	Referrals from City Register's Office	2
	Referrals from other sources (calls, emails, walk-ins, etc.)	23
	Total deed fraud complaints received	25
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	8
	# of cases for the DA's office	0
	# of ongoing investigations	8
	# of preliminary investigations	9
	# of arrest made	* 2
Total Actions Taken On All Complaints Received	25	
Brooklyn	Deed fraud complaints received	
	Referrals from City Register's Office	1
	Referrals from other sources (calls, emails, walk-ins, etc.)	10
	Total deed fraud complaints received	11
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	2
	# of cases for the DA's office	0
	# of ongoing investigations	5
	# of preliminary investigations	4
	# of arrest made	0
Total Actions Taken On All Complaints Received	11	
Queens	Deed fraud complaints received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	9
	Total deed fraud complaints received	9
	<b>Actions Taken</b>	
	# of deed fraud complaints closed	3
	# of cases for the DA's office	0
	# of ongoing investigations	2
	# of preliminary investigations	4
	# of arrest made	*2
Total Actions Taken On All Complaints Received	9	

Bronx	Deed fraud complaints received	
	Referrals from City Register's Office	1
	Referrals from other sources (calls, emails, walk-ins, etc.)	3
	Total deed fraud complaints received	4
	Actions Taken	
	# of deed fraud complaints closed	2
	# of cases for the DA's office	0
	# of ongoing investigations	1
	# of preliminary investigations	1
# of arrest made	0	
Total Actions Taken On All Complaints Received	4	
Manhattan	Deed fraud complaints received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	1
	Total deed fraud complaints received	1
	Actions Taken	
	# of deed fraud complaints closed	1
	# of cases for the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	0
# of arrest made	0	
Total Actions Taken On All Complaints Received	1	
Staten Island	Deed fraud complaints received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total deed fraud complaints received	0
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases for the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	0
# of arrest made	0	
Total Actions Taken On All Complaints Received	0	
N/A **	Deed fraud complaints received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total deed fraud complaints received	0
	Actions Taken	
	# of deed fraud complaints closed	0
	# of cases for the DA's office	0
	# of ongoing investigations	0
	# of preliminary investigations	0
# of arrest made	0	
Total Actions Taken On All Complaints Received	0	

\* Arrests resulted from an earlier quarter complaint

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

\*\* specific address

