



Annual Report on Recorded Deeds Notification System

November 15, 2023

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:

- 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.

Summary

This is the Department of Finance's Annual report for year 2023. It contains data through October 31, 2023.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	163,519	9,583	175,246	1
Bronx	101,069	5,697	107,153	0
Brooklyn	356,009	20,836	354,006	1
Queens	384,967	17,207	376,939	0
Staten Island	134,465	5,078	135,798	3

There are 3,301 distinct types of interested parties; the attached report lists the various types.



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AnnualReport 2023

The City Register referred 10 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	3
Brooklyn	3
Queens	4

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



DEED FRAUD STATS

Boro	Deed Fraud Complaints/Referrals	Nov 2022 - Oct 2023
Citywide/All Boros	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	10
	Complaints from other sources (calls, emails, walk-ins, etc.)	46
	Total Deed Fraud Complaints/Referrals Received	56
	Actions Taken	
	# of deed fraud complaints/referrals closed	29
	# of cases referred to the DA's office during this period *	4
	# of those cases currently at the DA's office	4
	# of ongoing investigations	1
	# of preliminary investigations	22
	<small>* cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken On All Complaints/Referrals Received	56
Arrests Made	1	
Brooklyn	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	3
	Referrals from other sources (calls, emails, walk-ins, etc.)	13
	Total Deed Fraud Complaints/Referrals Received	16
	Actions Taken	
	# of deed fraud complaints closed	10
	# of cases referred to the DA's office during this period *	1
	# of those cases currently at the DA's office	1
	# of ongoing investigations	0
	# of preliminary investigations	5
	<small>* cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken On All Complaints/Referrals Received	16
Arrests Made	0	
Queens	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	4
	Referrals from other sources (calls, emails, walk-ins, etc.)	24
	Total Deed Fraud Complaints/Referrals Received	28
	Actions Taken	
	# of deed fraud complaints closed	12
	# of cases referred to the DA's office during this period *	2
	# of those cases currently at the DA's office	2
	# of ongoing investigations	1
	# of preliminary investigations	13
	<small>* cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken On All Complaints/Referrals Received	28

	Arrests Made	1
Bronx	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	3
	Referrals from other sources (calls, emails, walk-ins, etc.)	7
	Total Deed Fraud Complaints/Referrals Received	10
	Actions Taken	
	# of deed fraud complaints closed	5
	# of cases referred to the DA's office during this period *	1
	# of those cases currently at the DA's office	1
	# of ongoing investigations	0
	# of preliminary investigations	4
	<small>* cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken On All Complaints/Referrals Received	10
Arrests Made	0	
Manhattan	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	1
	Total Deed Fraud Complaints/Referrals Received	1
	Actions Taken	
	# of deed fraud complaints closed	1
	# 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
	<small>* cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken On All Complaints/Referrals Received	1
Arrests Made	0	
Staten Island	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	1
	Total Deed Fraud Complaints/Referrals Received	1
	Actions Taken	
	# of deed fraud complaints closed	1
	# 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
	<small>* Cases referred to the DA's office this period not included in 'Actions Taken' total</small>	
	Total Actions Taken on All Complaints/Referrals Received	1
Arrests Made	0	
N/A **	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	0
	Referrals from other sources (calls, emails, walk-ins, etc.)	0
	Total Deed Fraud Complaints/Referrals Received	0
	Actions Taken	
	# 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
	<small>* Cases referred to the DA's office this period not included in 'Actions Taken' total</small>	

Total Actions Taken on All Complaints/Referrals Received	0
Arrests Made	0

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