



Annual Report on Recorded Deeds Notification System

November 15, 2024

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 2024. It contains data from July 1, 2023, through June 30, 2024.

	Registered Parties	Parties with Multiple Registrations	Properties with Registrations	Number Opted Out
Manhattan	164,683	9,705	175,832	1
Bronx	101,279	5,770	107,162	0
Brooklyn	357,864	21,208	355,029	1
Queens	386,673	17,605	377,595	3
Staten Island	134,920	5,138	135,859	0

There are 3,367 distinct types of interested parties; the attached report lists the various types.





The City Register referred 46 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	2
Bronx	10
Brooklyn	14
Queens	20

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



Department of Finance

NYC
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Office of the Sheriff



DEED FRAUD STATS

Boro	Deed Fraud Complaints/Referrals	July 2023 - June 2024
Citywide/All Boros	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	46
	Complaints from other sources (calls, emails, walk-ins, etc)	80
	Total Deed Fraud Complaints/Referrals Received	126
	Actions Taken	
	# of deed fraud complaints/referrals closed	84
	# of cases referred to the DA's office during this period *	10
	# of those cases currently at the DA's office	10
	# of ongoing investigations	2
	# of preliminary investigations	30
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	Total Actions Taken On All Complaints/Referrals Received	126
	Arrests Made	0



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Brooklyn	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	14
	Referrals from other sources (calls, emails, walk-ins, etc)	39
	Total Deed Fraud Complaints/Referrals Received	53
	Actions Taken	
	# of deed fraud complaints closed	38
	# of cases referred to the DA's office during this period *	6
	# of those cases currently at the DA's office	6
	# of ongoing investigations	1
	# of preliminary investigations	8
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
Total Actions Taken On All Complaints/Referrals Received	53	
Arrests Made	0	
Queens	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	20
	Referrals from other sources (calls, emails, walk-ins, etc)	27
	Total Deed Fraud Complaints/Referrals Received	47
	Actions Taken	
	# of deed fraud complaints closed	32
	# of cases referred to the DA's office during this period *	3
	# of those cases currently at the DA's office	3
	# of ongoing investigations	0
	# of preliminary investigations	12
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
Total Actions Taken On All Complaints/Referrals Received	47	
Arrests Made	0	
Bronx	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	10
	Referrals from other sources (calls, emails, walk-ins, etc)	9
	Total Deed Fraud Complaints/Referrals Received	19
	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	8
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
Total Actions Taken On All Complaints/Referrals Received	19	
Arrests Made	0	



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Manhattan	Deed fraud complaints/referrals received	
	Referrals from City Register's Office	2
	Referrals from other sources (calls, emails, walk-ins, etc)	1
	Total Deed Fraud Complaints/Referrals Received	3
	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	2
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	Total Actions Taken On All Complaints/Referrals Received	3
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)	4
	Total Deed Fraud Complaints/Referrals Received	4
	Actions Taken	
	# of deed fraud complaints closed	3
	# 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	1
	# of preliminary investigations	0
	* cases referred to the DA's office this period not included in 'Actions Taken' total	
	Total Actions Taken On All Complaints/Referrals Received	4
Arrests Made	0	