



Legislation Text

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Int. No. 1919

By Council Members Dromm, Kallos, Van Bramer, Chin, Yeger and Miller

A Local Law to amend the administrative code of the city of New York, in relation to the notification of recording of real estate instruments

Be it enacted by the Council as follows:

Section 1. Subdivision b of section 7-628 of the administrative code of the city of New York, as added by local law number 249 for the year 2017, is amended to read as follows:

b. The department shall establish and maintain a system that provides any interested party a notification by e-mail, text message, or postal mail, that a deed-related or mortgage-related document affecting such party's interest in real property located in the city has been recorded against such property with the city register or the office of the Richmond county clerk, provided that the department has received notice of such recording from the office of the Richmond county clerk. Such notification shall include information on actions the interested party can take if such interested party suspects that a fraudulent document recording has occurred, including but not limited to, information about whom to contact for assistance, to file a complaint or to report an alleged criminal violation. The department shall not charge a fee for use of such notification system.

§ 2. Subdivision e of section 7-628 of the administrative code of the city of New York, as added by local law number 249 for the year 2017, is amended to read as follows:

e. The department shall report on [a quarterly] an annual basis on the notification system established pursuant to subdivision b of this section, and shall include data for Richmond county to the extent that the department has received data from the office of the Richmond county clerk. Such report shall be submitted to the council and published on the department's website no later than the first day of [February, May, August,

and] November of each year[, with the first report due November 1, 2018]. Such report shall include, but not be limited to, the following information for the prior [quarter] year, disaggregated by borough:

(1) total number of individuals registered to receive notifications through the system required by subdivision b of this section, disaggregated by the type of interested party;

(2) total number of individuals registered to receive notifications 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, disaggregated by the source of information that led to such contact; and

(6) total number of referrals made by the city register or office of the Richmond county clerk to the city sheriff related to suspected fraudulent document recording, the outcomes of such referrals, and whether an investigation was commenced by the sheriff.

§ 3. This local law takes effect immediately, except that section one of this local law takes effect 60 days after it becomes law.

RKC
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