

STATE OF NEW YORK

10173

IN ASSEMBLY

February 12, 2026

Introduced by M. of A. SEPTIMO -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring proof of full sales price

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. This act shall be known and may be cited as the "deed
2 theft: proof of sale price act".

3 § 2. Subparagraph 4 of paragraph ii of subdivision 1-e of section 333
4 of the real property law, as amended by section 1 of part B of chapter
5 57 of the laws of 2004, is amended to read as follows:

6 (4) a statement of the full sales price relating thereto and proof of
7 the full sales price. Such proof may include a copy of a canceled check
8 for the full sales price, documents proving the satisfaction or assump-
9 tion of a mortgage, lien, or other obligations, and affidavits from the
10 seller detailing an itemized list of property received by seller;

11 § 3. Subparagraph 1 of paragraph v of subdivision 1-e of section 333
12 of the real property law, as amended by section 1 of part U of chapter
13 59 of the laws of 2021, is amended to read as follows:

14 (1) The provisions of this subdivision shall not operate to invalidate
15 any conveyance of real property where one or more of the items desig-
16 nated as subparagraphs one through three and five through eight of para-
17 graph ii of this subdivision, have not been reported or which has been
18 erroneously reported, nor affect the record contrary to the provisions
19 of this subdivision, nor impair any title founded on such conveyance or
20 record; provided, however, that the omission or the erroneous reporting
21 of the full sales price and the proof of such sales price pursuant to
22 subparagraph four of paragraph ii of this subdivision shall impair or
23 invalidate any title founded on such conveyance or record.

24 § 4. This act shall take effect on the ninetieth day after it shall
25 have become a law.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD11807-01-5