

STATE OF NEW YORK

1785

2017-2018 Regular Sessions

IN ASSEMBLY

January 13, 2017

Introduced by M. of A. PERRY -- Multi-Sponsored by -- M. of A. BENEDETTO, COLTON, GALEF, HIKIND, ROSENTHAL, TITUS -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property law, in relation to notice of sale or transfer of ownership of residential property

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

1 Section 1. Section 291 of the real property law, as amended by chapter
2 447 of the laws of 1984, is amended to read as follows:

3 § 291. Recording of conveyances. A conveyance of real property, with-
4 in the state, on being duly acknowledged by the person executing the
5 same, or proved as required by this chapter, and such acknowledgment or
6 proof duly certified when required by this chapter, may be recorded in
7 the office of the clerk of the county where such real property is situ-
8 ated, and such county clerk or city registrar where applicable shall,
9 upon the request of any party, on tender of the lawful fees therefor,
10 record the same in [~~his~~] said office. Every such conveyance not so
11 recorded is void as against any person who subsequently purchases or
12 acquires by exchange or contracts to purchase or acquire by exchange,
13 the same real property or any portion thereof, or acquires by assignment
14 the rent to accrue therefrom as provided in section two hundred ninety-
15 four-a of [~~the real property law~~] this article, in good faith and for a
16 valuable consideration, from the same vendor or assignor, his distribu-
17 tees or devisees, and whose conveyance, contract or assignment is first
18 duly recorded, and is void as against the lien upon the same real prop-
19 erty or any portion thereof arising from payments made upon the
20 execution of or pursuant to the terms of a contract with the same
21 vendor, his distributees or devisees, if such contract is made in good
22 faith and is first duly recorded. Notwithstanding the foregoing, any
23 increase in the principal balance of a mortgage lien by virtue of the
24 addition thereto of unpaid interest in accordance with the terms of the

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

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1 mortgage shall retain the priority of the original mortgage lien as so
2 increased provided that any such mortgage instrument sets forth its
3 terms of repayment. The clerk of the county or city registrar where
4 such conveyance of residential real property is recorded and maintained
5 shall mail a written notice of such conveyance to the owner of record.
6 The notice shall have the heading printed in 20 point bold type and read
7 as follows:

8 "NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY.

9 To: _____

10 Name of owner of record

11 Our records show that you are listed as the current owner of record for
12 residential property:

13 Block # _____ Lot # _____

14 Located At: _____

15 street address

16 in the county of _____ New York

17 On _____, documents were filed at this

18 date

19 office to change ownership and transfer title of your property.

20 To: _____

21 name of new owner

22 If you have any questions regarding the validity of the documents, and
23 wish to dispute the recording of the transfer, you should obtain legal
24 counsel. If you believe you are a victim of a crime related to this
25 recording, contact your local law enforcement agency or, if in the City
26 of New York, the office of the sheriff."

27 The party seeking to record such conveyance shall bear the cost of such
28 written notice. The party seeking to record the conveyance shall
29 submit, contemporaneously with the filing of the document of conveyance,
30 a pre-stamped envelope bearing sufficient postage to mail a large envel-
31 ope by first class mail. Failure to mail such notice or the failure of
32 any party to receive the same, shall not affect the validity of the
33 conveyance of the property.

34 § 2. This act shall take effect on the ninetieth day after it shall
35 have become a law.