



New York State Land Title Association, Inc.

Tradition, Excellence, Knowledge and Vision

Title Insurance: Protecting Your Piece of the Planet

October 12, 2016

Hon. Maureen O'Connell
Nassau County Clerk
240 Old Country Road
Mineola, NY 11501

Re: Proposed increase in recording charges

Dear Ms. O'Connell,

The New York State Land Title Association is well known to you as the advocate for the land title insurance industry and the homeowners who purchase our financial products. We know you to be deeply concerned with the interests of the citizens of Nassau County, whose property rights are protected by the land record system.

It has come to our attention that the proposed budget for Nassau County includes increases of the per-block recording fee from \$300 to \$350. As an association with statewide purview, please be advised that our Members considers the existing fees required to record a document in Nassau County very high and the cost of recording an instrument in Nassau's land records is the highest in New York State. The additional fees being proposed by the County Executive's office have no basis in the cost of providing such services. If enacted, it will be even more onerous for Nassau County homeowners.

You will recall the events of December 2015, when fees were increased by the County Legislature giving homeowners, attorneys and the title companies less than five days' notice of the implementation of an increase. As a result, our members did not collect the correct amounts due the Nassau County Clerk and the Nassau County Assessor's Office. In many instances the shortfall was not collected and the title companies were forced to absorb the loss.

In addition to the financial cost, the industry was constrained by federal notice requirements imposed on lender's by the Consumer Financial Protection Bureau (CFPB), which require title invoices be finalized at least seven days before closing.

In view of these concerns for both consumers and the business community, we request your participation in making the County Executive and the County Legislature aware of the impact these fees have on the real estate marketplace as well as providing adequate notice of any changes to business practices.

Thank you in advance for your timely consideration in this matter.

Signed,

A handwritten signature in black ink, appearing to read "Thomas Tafuri", is written over a horizontal line.

Thomas Tafuri, Chair – Land Records Committee

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