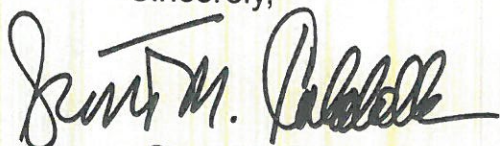


Thank you for your interest in the Ocean County Clerk's Office **Property Alert Service.**

This service is the first step in protecting your property. Unfortunately, property and mortgage fraud is a fast growing crime in our country. Scammers record fraudulent documents - like fake deeds - or record fake liens - against property owners. In some cases, fraud on real property is not discovered for years. To address these concerns, and protect one of your most important assets, our office offers this **FREE** service to notify you immediately via email whenever a document with your name is recorded in the County Clerk's Office.

Please sign up today and protect your property from fraud. It's quick, easy and free. Simply follow the steps at oceancountyclerk.com and you will automatically be notified electronically when a document is recorded with your name.

Sincerely,



Scott M. Colabella
Ocean County Clerk



Ocean County Clerk
SCOTT M. COLABELLA

FREQUENTLY ASKED QUESTIONS

- 1 What is the purpose of the Property Alert Service?**
The Property Alert Service is a way for property owners or other interested parties to receive alert messages by email when a document that affects a specific property is recorded by the Clerk's Office. The service matches data (municipality, block number, and lot number) in legal descriptions on recorded documents with requests made by subscribers.
- 2 Can more than one person register the same property or party name?**
Yes. There is no limit to the number of subscribers for a particular property legal description or party name.
- 3 Why should I register for this service?**
This service is for individuals who want to know if fraudulent activity has occurred under their name or on property located in Ocean County. You may also wish to register the name or legal descriptions for property of elderly loved ones to help protect them from scams.
- 4 Does the property need to be occupied in order to receive an alert?**
No. The property alert service is for any type of land owned in Ocean County, whether occupied or vacant.
- 5 What recorded documents are included for the alert notification?**
Any document with a legal description pertaining to real property is included.
- 6 Why can't you stop the fraudulent document from being recorded?**
As long as a document meets statutory recording guidelines, New Jersey law requires the Clerk's Office to record the document. Recordings cannot be refused unless guidelines are not met.
- 7 What do I do if the document recorded is fraudulent?**
If you find a document recorded against your name or property is fraudulent you should contact your attorney or law enforcement officials.

Ocean County Clerk's Office

PROPERTY ALERT Service



• Protect Your Property Records

• Receive email alerts when documents are filed related to your property

• Register online for **FREE!**

www.oceancountyclerk.com

 facebook.com/oceancountyclerk

(732) 929-2053



OFFICE OF THE COUNTY CLERK
Scott M. Colabella, Ocean County Clerk
Gary Quinn, Freeholder Liaison

THE OCEAN COUNTY
BOARD OF CHOSEN FREEHOLDERS
Virginia E. Haines • John P. Kelly
Gerry P. Little • Gary Quinn • Joseph H. Vicari

Be Alert . . . Be Informed . . . Be Notified

Sign up for the Ocean County Clerk's Office *PROPERTY ALERT SERVICE*

and Obtain *FREE* Notification

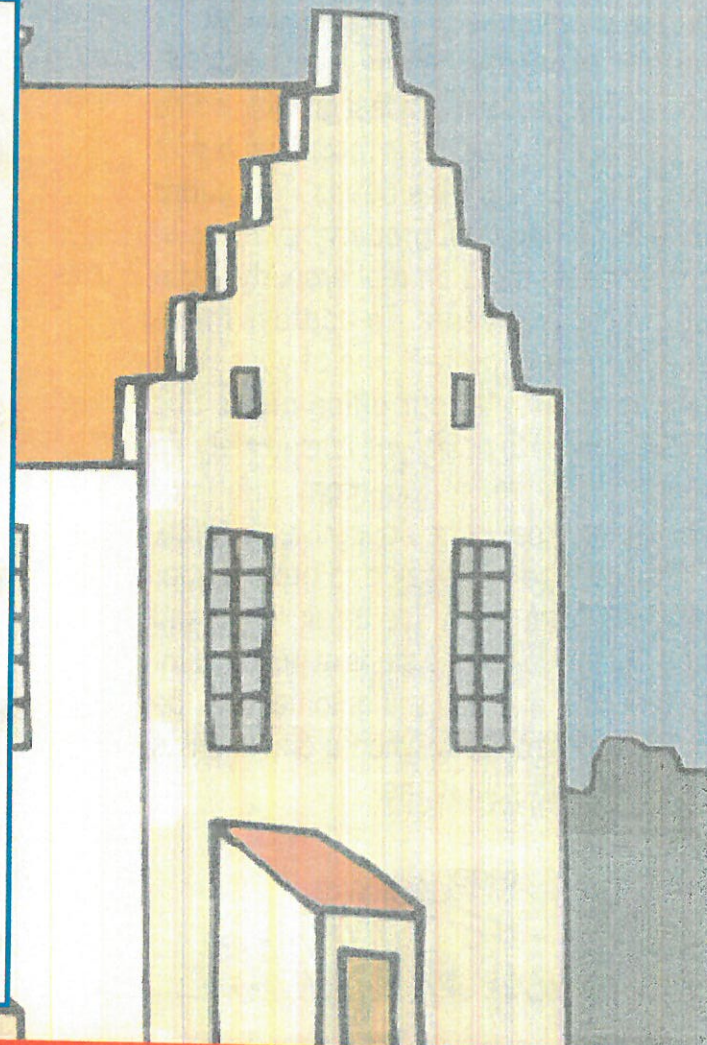
when Documents are filed related to your name and property!

The Ocean County Clerk's Office Property Alert Service is the first step in protecting your property. Unfortunately, property and mortgage fraud is a fast growing crime in the United States. Scammers record fraudulent documents - like fake deeds - or record fake liens - against property owners.

To address these concerns and protect one of your most important assets our office offers this **FREE** Service to notify you whenever a property document with your name is recorded in the County Clerk's Office.

Sign up now and protect your property from fraud today! It's quick, easy and free. Simply register your name/business name and email address and you will be automatically notified electronically if a document is recorded with your name.

Register for *FREE* Property ALERT at: www.oceancountyclerk.com



ASSEMBLY, No. 171

STATE OF NEW JERSEY

220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:

Assemblywoman LINDA S. CARTER
District 22 (Middlesex, Somerset and Union)
Assemblywoman ANGELA V. MCKNIGHT
District 31 (Hudson)
Assemblywoman SHAVONDA E. SUMTER
District 35 (Bergen and Passaic)

Co-Sponsored by:

Assemblywoman Reynolds-Jackson, Assemblyman Karabinchak and
Assemblywoman Timberlake

SYNOPSIS

Enhances protections against fraudulent deed recordings.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT enhancing protections against fraudulent deed recordings,
2 designated the "Property Owner's Protection Act," and amending
3 and supplementing P.L.1968, c.49.

4
5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:

7
8 1. Section 2 of P.L.1968, c.49 (C.46:15-6) is amended to read
9 as follows:

10 2. In addition to other prerequisites for recording, no deed
11 evidencing transfer of title to real property shall be recorded in the
12 office of any county recording officer unless it satisfies the
13 following requirements:

14 a. If the transfer is subject to any fee established under section
15 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003, c.113
16 (C.46:15-7.1), a statement of the true consideration for the transfer
17 shall be contained in the deed, the acknowledgment, the proof of the
18 execution, or an appended affidavit by one of the parties to the deed
19 or that party's legal representative.

20 b. If the transfer is exempt from any fee established under
21 section 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003,
22 c.113 (C.46:15-7.1), an affidavit stating the basis for the exemption
23 shall be appended to the deed.

24 c. If the transfer is of real property upon which there is new
25 construction, the words "NEW CONSTRUCTION" in upper case
26 lettering shall be printed clearly at the top of the first page of the
27 deed, and an affidavit by the grantor stating that the transfer is of
28 property upon which there is new construction shall be appended to
29 the deed.

30 d. Any party or other person submitting a deed for recordation
31 shall submit an affidavit of title.

32 e. (1) The county recording officer shall notify the transferor
33 of the recording.

34 (2) The county recording officer shall collect an additional fee
35 of \$2 per deed recording to offset the costs of notification.

36 (cf: P.L.2004, c.66, s.2)

37
38 2. (New section) In order to aid in the effectuation of the
39 notification requirement under subsection e. of section 2 of
40 P.L.1968, c.49 (C.46:15-6), the county recording office shall allow
41 a property owner to submit information on his or her preferred
42 mailing address, or e-mail address, or both, through which to be
43 notified of a deed recording. The county recording officer shall
44 retain the contact information along with the deed.

45
46 3. This act shall take effect on the first day of the third month
47 next following enactment.

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

STATEMENT

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This bill enhances protections against fraudulent deed recordings by requiring the county recording officer to notify the transferor any time a deed transfer is being recorded for his or her property. To facilitate this requirement, the bill directs the recording officer to accept and retain a submission from a property owner of his or her preferred mailing address or e-mail address, or both. The "county recording officer" is also known as the "register of deeds and mortgages" in some counties, and the "county clerk" in the others.

To further enhance protections against fraudulent deed recordings, this bill also requires the person recording the deed to submit an affidavit of title as a prerequisite to the actual deed recording.

The bill allows the county recording officer to collect an additional \$2 in addition to existing recording fees to offset the cost of the notification requirement. The bill takes effect on the first day of the third month next following enactment in order to allow recording offices to adjust fees.

Bill S390

Session 2022 - 2023



Enhances protections against fraudulent deed recordings.

2nd Reading in the Senate

Identical Bill Number: [A171](#)

Last Session Bill Number: [S3343](#) [A3784](#)

This bill has not been certified by OLS for a fiscal note.

Primary Sponsor:

[Rice, Ronald L.](#)

1/11/2022	Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee
3/7/2022	Reported from Senate Committee, 2nd Reading

Introduced

(3 pages) [PDF Format](#) [HTML Format](#)

Statement - SCU 3/7/22

(1 pages) [PDF Format](#) [HTML Format](#)

Technical Review Of Prefiled Bill - SCU 3/7/22 TR

(3 pages) [PDF Format](#) [HTML Format](#)

Committee Voting:

SCU - 3/7/2022 - r/favorably

Yes: 5 No: 0 Not Voting: 0 Abstain: 0

[Roll Call](#)



SENATE, No. 390

STATE OF NEW JERSEY

220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:
Senator RONALD L. RICE
District 28 (Essex)

SYNOPSIS

Enhances protections against fraudulent deed recordings.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT enhancing protections against fraudulent deed recordings,
2 designated the "Property Owner's Protection Act," and amending
3 and supplementing P.L.1968, c.49.
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6 of New Jersey:

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8 1. Section 2 of P.L.1968, c.49 (C.46:15-6) is amended to read
9 as follows:

10 2. In addition to other prerequisites for recording, no deed
11 evidencing transfer of title to real property shall be recorded in the
12 office of any county recording officer unless it satisfies the
13 following requirements:

14 a. If the transfer is subject to any fee established under section
15 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003, c.113
16 (C.46:15-7.1), a statement of the true consideration for the transfer
17 shall be contained in the deed, the acknowledgment, the proof of the
18 execution, or an appended affidavit by one of the parties to the deed
19 or that party's legal representative.

20 b. If the transfer is exempt from any fee established under
21 section 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003,
22 c.113 (C.46:15-7.1), an affidavit stating the basis for the exemption
23 shall be appended to the deed.

24 c. If the transfer is of real property upon which there is new
25 construction, the words "NEW CONSTRUCTION" in upper case
26 lettering shall be printed clearly at the top of the first page of the
27 deed, and an affidavit by the grantor stating that the transfer is of
28 property upon which there is new construction shall be appended to
29 the deed.

30 d. Any party or other person submitting a deed for recordation
31 shall submit an affidavit of title.

32 e. (1) The county recording officer shall notify the transferor
33 of the recording.

34 (2) The county recording officer shall collect an additional fee
35 of \$2 per deed recording to offset the costs of notification.

36 (cf: P.L.2004, c.66, s.2)
37

38 2. (New section) In order to aid in the effectuation of the
39 notification requirement under subsection e. of section 2 of
40 P.L.1968, c.49 (C.46:15-6), the county recording office shall allow
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42 mailing address, or e-mail address, or both, through which to be
43 notified of a deed recording. The county recording officer shall
44 retain the contact information along with the deed.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

S390 RICE

3

1 3. This act shall take effect on the first day of the third month
2 next following enactment.

3

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STATEMENT

6

7 This bill enhances protections against fraudulent deed recordings
8 by requiring the county recording officer to notify the transferor any
9 time a deed transfer is being recorded for his or her property. To
10 facilitate this requirement, the bill directs the recording officer to
11 accept and retain a submission from a property owner of his or her
12 preferred mailing address or e-mail address, or both. The "county
13 recording officer" is also known as the "register of deeds and
14 mortgages" in some counties, and the "county clerk" in the others.

15 To further enhance protections against fraudulent deed
16 recordings, this bill also requires the person recording the deed to
17 submit an affidavit of title as a prerequisite to the actual deed
18 recording.

19 The bill allows the county recording officer to collect an
20 additional \$2 in addition to existing recording fees to offset the cost
21 of the notification requirement. The bill takes effect on the first day
22 of the third month next following enactment in order to allow
23 recording offices to adjust fees.



NJ S390 | 2022-2023 | Regular Session

New Jersey Senate Bill 390

Note: Carry Over of previous S3343

Note: Carry Over of previous A3784

Status

Spectrum: Partisan Bill (Democrat 1-0)

Status: Introduced on January 11 2022 - 25% progression

Action: 2022-03-07 - Reported from Senate Committee, 2nd Reading

Text: Latest bill text (Introduced) [HTML]

Summary

Enhances protections against fraudulent deed recordings.

Title

Enhances protections against fraudulent deed recordings.

Sponsors

Sen. Ronald Rice [D]

Roll Calls

2022-03-07 - *Senate* - Senate Community and Urban Affairs Committee: Reported Favorably (Y: 5 N: 0 NV: 0 Abs: 0) [PASS]

History

Date	Chamber	Action
2022-03-07	Senate	Reported from Senate Committee, 2nd Reading
2022-01-11	Senate	Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

Same As/Similar To

S3343 (Carry Over) 2021-02-09 - Reported from Senate Committee, 2nd Reading

A3784 (Carry Over) 2021-06-01 - Received in the Senate without Reference, 2nd Reading

A171 (Same As) 2022-01-11 - Introduced, Referred to Assembly Housing Committee

Subjects

2nd Reading in the Senate

New Jersey State Sources

Type	Source
Summary	https://www.njleg.state.nj.us/bill-search/2022/S390
Text	https://pub.njleg.gov/Bills/2022/S0500/390_I1.HTM
Supplement	https://pub.njleg.gov/Bills/2022/S0500/390_T1.PDF
Supplement	https://pub.njleg.gov/Bills/2022/S0500/390_S1.PDF
Roll Call	https://www.njleg.state.nj.us/bill-search/2022/S390

Bill Comments