

# COUNTY OF SUFFOLK



**JUDITH A. PASCALE**  
COUNTY CLERK

**TO:** All Title, Abstract Companies and Interested Parties

**FROM:** Christopher Como, Esq., Sen. Official Examiner of Title  
Anna Curella, Senior Deputy County Clerk

**DATE:** 12/06/16

**RE:** New Mortgage Verification Fee

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Please be advised that Local Law 26-2016 is expected to be amended which will create a new Real Property Tax Service Agency Mortgage Verification Fee of \$300.00 for each mortgage related **DOCUMENT** verified (the fee is the same regardless of the number of lots). A mortgage related document is one that is recorded in the mortgage libers.

This new fee is in addition to the current verification fee of \$200 per **LOT**. (e.g. A two lot mortgage will be assessed the new \$300 mortgage fee as well as the existing \$400 verification fee (\$200 per lot)).

Additionally, there will now be a \$5,000.00 cap on the \$200 per lot verification fee.

**All mortgage related documents presented or re-presented for verification to the Real Property Tax Service Agency on or after January 1, 2017 must be assessed the new mortgage verification fee of \$300.00 per document. Documents verified prior to January 1, 2017 must be recorded within 30 days of the verification date, otherwise it is required they be re-verified and assessed the new fee.**

Attached is a copy of the Resolution.

If you have any questions, please contact me at (631) 852-2000 ext. 100.

cc: Penny Wells LaValle, Director  
Real Property Tax Service Agency

**AMENDED COPY AS OF 11/28/2016**

Intro. Res. No. 2052-2016 Laid on Table 11/22/2016

Introduced by Presiding Officer, on request of the County Executive

**RESOLUTION NO. -2016, ADOPTING LOCAL LAW NO. -2016, A LOCAL  
LAW AMENDING LOCAL LAW NO. 26-2016, TO INCREASE TAX MAP  
VERIFICATION FEES FOR MORTGAGE INSTRUMENTS**

**WHEREAS**, there was duly presented and introduced to this County Legislature at a meeting held on November 11, 2016, a proposed local law entitled, “**ADOPTING LOCAL LAW NO. -2016, A LOCAL LAW AMENDING LOCAL LAW NO. 26-2016, TO INCREASE TAX MAP VERIFICATION FEES FOR MORTGAGE INSTRUMENTS**”; now, therefore be it

**RESOLVED**, that the said local law be enacted in form as follows:

**LOCAL LAW NO. -2016, SUFFOLK COUNTY, NEW YORK**

**A LOCAL LAW AMENDING LOCAL LAW NO. 26-2016, TO INCREASE TAX MAP  
VERIFICATION FEES FOR MORTGAGE INSTRUMENTS**

**BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF SUFFOLK;** as

follows:

**Section 1. Legislative Intent.**

This Legislature finds and determines that the 2017 Operating Budget includes increased revenue for tax map verification fees for mortgage instruments, and such fees are collected by the County Clerk on behalf of the Real Property Tax Service Agency.

This Legislature also finds and determines that Local Law No. 26-2016, which shall become effective on January 1, 2017, amended section A18-3(G) of the SUFFOLK COUNTY CODE, and that section A18-3(G) is the same section of the SUFFOLK COUNTY CODE requiring modification for the increase of verification fees for mortgage instruments.

Therefore, the purpose of this law is to increase tax map verification fees for mortgage instruments in Suffolk County to offset administrative expenses by amending Local Law No. 26-2016, and to ensure the smooth implementation of both acts of this Legislature.

**Section 2. Amendments.**

Section 2 of Local Law No. 26-2016 is hereby amended to read as follows:

**Section 2. Amendments.**

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§ A18-3. Verified identification numbers required on all instruments filed pertaining to title of land. . The Director of the Real Property Tax Service Agency is entitled, for the verification of Tax Map numbers on instruments presented for recording or filing, to a fee of \$200 per parcel[.]; for each additional parcel a fee of \$200 for each parcel, up to a dollar amount not to exceed \$5,000, payable to the County Clerk at the time of recording or filing. In addition, the Director of the Real Property Tax Service Agency is entitled, for the verification of Tax Map numbers on all mortgage instruments, including but not limited to mortgages, supplemental mortgages, refinance of mortgages, reverse mortgages, consolidations of mortgages, modifications of mortgages, assignment of mortgages, extension of mortgages, collateral mortgages, correction mortgages, substitute mortgages, subordination of mortgages, satisfaction of mortgages, alternative mortgages, miscellaneous mortgages, spreaders, splitters, nomination agreements, building loan agreements, as well as any other form of security agreement affecting real property, presented for recording or filing, a separate and additional fee of \$300 per instrument, payable to the County Clerk at the time of recording or  
filing.

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**Section 3. Applicability.**

This law shall apply to all instruments presented for recording or filing occurring on or after the effective date of this law.

**Section 4. Severability.**

If any clause, sentence, paragraph, subdivision, section, or part of this law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of

competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

**Section 5. SEQRA Determination.**

This Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.5(c)(20), (21) and/or (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection. The Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this law.

**Section 6. Effective Date.**

This law shall take effect immediately upon filing with the Secretary of State.

[ ] Brackets denote deletion of language.

\_\_\_ Underlining denotes addition of new language.

DATED:

APPROVED BY:

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County Executive of Suffolk County