



What's new?

The New York State Land Title Association Legislative Committee

The Legislature of New York State meets in two-year sessions, starting in the odd numbered year. In mid-June, the 2015-2016 session ended within a protracted and exhausting surge of last minute bills and negotiations.

The NYSLTA Legislative Committee reviews bills introduced in the State Senate and Assembly that are deemed relevant to the title insurance industry. Each bill is read by a two-person team, who rates the bill and writes a review which is entered into our Legislative Retrieval System bill file.

Between January and June, the Legislative Committee volunteers reviewed 56 new bills. In a few cases, the Senators and Assembly Members asked us to offer alternate bill language when we had opposition to a bill. This is a major accomplishment for the title industry and a major effort from a small, dedicated group of members.

On behalf of the Membership, let me say "Thank You" to the 2016 Legislative Committee - Chair Mary Jane Keyse (Chicago Title), Joe Ben Levi (Chicago Title), Paul Bugoni (Stewart Title), Bill Collins (Frontier Abstract), Peter Iannini (Stewart Title), Nick Ihnatolya (SMPR), Janice Morelli (FNTG), Scott Spinner (Kensington Vanguard).

Robert Treuber, Executive Vice-president
New York State Land Title Association

INDUSTRY NEWS AND UPDATES

Town of Babylon: The Town of Babylon has issued a memo. The memo speaks about the various departments that should be checked when completing title and municipal searches. Some items on the list are self-explanatory. However other items on the list may be new to some.

Listed below are the types of searches that would reveal these issues. Please contact your Tax & Municipal vendor to discuss how they search for these items. If you have any questions, please feel free to contact james@superior-data.com or call him directly at 917-337-3053.

1. Tax Receiver and Assessor to determine the taxes due both current and arrears, **Tax Search**
2. Building to determine if there are any outstanding building permits, **c/o search**
3. Code Enforcement to determine if there are any violations or notices of violations, **h/b search**
4. Fire Marshall to determine if there are any Fire Code issues, **fire search**
5. Sanitation to determine if there are any outstanding bills for sanitation, commercial garbage, demolitions, lot clean-ups and board ups, **emergency repair**
6. Long Island Green Homes to determine if the property is subject to a benefit assessment agreement. **Green homes search**

CFPB:

At CFPB Director Cordray's semi-annual report to Congress, a question regarding Title Insurance premium disclosure was raised. From the website "CFPB Monitor": "Director Cordray was asked if the CFPB intended to address the TRID Rule approach to the disclosure of title insurance premiums in simultaneous issuance situations. That approach requires the disclosure of the lender's title premium and owner's title premium based on a formula set forth in the rule even though the disclosure does not reflect that actual amount charged for each policy. Director Cordray indicated only that the issue continues to be under active consideration."

<https://www.cfpbmonitor.com/2016/03/17/director-cordray-appears-before-house-financial-services-committee/>

Looks like lobbying by title insurance providers and ALTA has had an effect!

NYC Dept. of Finance Testimony About Deed Fraud: http://www1.nyc.gov/assets/finance/downloads/pdf/press_release/jiha_testimony_deed_fraud.pdf

City of New Rochelle False Alarm: The City of New Rochelle has implemented a way to determine if False Alarm fees are open of record on a particular piece of property. These fees are subject to re-levy onto real estate taxes if not paid. The City has set up an Email address to inquire about these fees. The response is usually within 48 hours of the request. At Superior Data Services, we are including this information on our Tax Search. You should consult your municipal vendor to ask how they will be reporting this information. If you have any Questions, please feel free to contact james@superior-data.com or him directly at 917-337-3053.

INDUSTRY NEWS AND UPDATES

Recording Act/First in time, First in Right:

MNR Corp. purchased a tax lien certificate in 2010 and received a Treasurer's Deed dated May 15, 2013. The property owner conveyed the property for consideration to Defendant 800 W. Merrick Rd. Corp. ("Merrick"), subject to tax liens, by a deed recorded on May 31, 2013. The Treasurer's deed to MNR Corp. was recorded on June 14, 2013. MNR Corp. re-conveyed the property to the Plaintiff by a deed recorded on July 23, 2013. The Plaintiff brought an Action to extinguish any other rights to the property; Merrick counterclaimed for a judgment extinguishing the Plaintiff's interest in the property, or, alternatively, holding that Merrick was equitably subrogated to the interests of tax lien holders when it paid tax liens in connection with the closing in 2013. The Supreme Court, Nassau County, held that Merrick, having "won the race to record" and being unaware of the unrecorded Treasurer's Deed, had "made out a prima facie case that it is a subsequent good faith purchaser for value, protected by the recording statutes". According to the Court, "[t]ax lien records do not constitute notice of a tax sale conveyance." The Treasurer's Deed and the deed to the Plaintiff were held to be void, and Merrick was declared the record owner. *21 Park Place LLC v. Granado Service, Inc.*, decided November 19, 2015, is reported at 50 Misc.3d 1213.

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Charitable Works Corner

3796 lbs. of food contributed to feed our hungry New York neighbors!

Once again our generous NYSLTA members have helped feed thousands of New Yorkers. The 2016 Food Drive brought in **3796 pounds** of food (4211 food items). The food was distributed among the following food banks:

Long Island Cares
 The Bowery Mission
 Food Bank for Westchester
 Regional Food Bank of Northeastern NY
 Foodlink (serving Central and Western NY)



In conjunction with the food drive, members of the Charitable Works Committee, along with NYSLTA President Marianne Mathieu, performed community service on behalf of the NYSLTA by serving dinner at the Bowery Mission.

Thank you to NYSLTA members for making this possible.

2016 Convention Charity Night Auction Beneficiary Chosen

HorseAbility

Center for Equine Facilitated Programs for people with Special Needs

This year the Charitable Works Committee has chosen a charity which delivers many things to people from all walks of life. HorseAbility is focused on helping those with developmental, physiological, traumatic, behavioral and other challenges. These include but are not limited to:



Muscular Dystrophy
Learning Disabilities
Emotional Disabilities
Down Syndrome
Developmental Disabilities
Veterans with PTSD

Autism
Brain Injuries
Multiple Sclerosis
Cerebral Palsy
Depression
Alzheimer's Disease



Benefits of Equine Therapy

- For individuals with impaired mobility, horseback riding gently and rhythmically moves their body in a manner similar to a walking gait. These riders experience increased balance, muscle control and strength.
- Individuals with learning disorders or developmental disabilities are motivated by riding to increase concentration, patience and discipline.
- If a psychological or emotional disability is present, the unique relationship formed with a horse can help in improving interpersonal relationships.

For more information on this organization please visit <http://www.horseability.org>

We need your help!

To donate prizes for auction night please email:
Charitable Works Committee at charitableworks@nyslta.org



The NYSLTA Convention and Annual Meeting

Sunday, September 11 - Tuesday, September 13 at
Gurney's Montauk Resort & Seawater Spa.

All title insurance professionals are welcome.

NYSLTA Members must log-in before registering to enjoy preferred pricing.

[CLICK HERE TO REGISTER](#)

The Convention is a forum for agents and underwriters to discuss the challenges and issues affecting our industry. There is a structured program of presentations as well as time for informal conversations that don't occur in the normal business day.

[Agenda](#)

For a list of attendees, please [click here](#).

ANNOUNCEMENTS



New York, May 4, 2016 – LandStar Title Agency, a New York based national title insurance provider, is pleased to announce that James Walkin has joined the agency as Vice President of Commercial Business to further develop their growing portfolio of regional and national accounts.

James (Jim) comes with a wealth of experience and strong relationships within the financial industry. Jim began his 20+ years on Wall Street on the floor of the New York Mercantile Exchange (NYMEX). In 1991, Jim founded Walkin Commodities, Inc., a successful brokerage firm with clients including Goldman Sachs, Morgan Stanley, Merrill Lynch and Deutsche Bank.

Jim comments “I look forward to bringing my industry relationships to LandStar, a solid business with strong integrity.”



Melville, NY, March 2016—Advantage Group promoted in-house counsels

The Advantage Group, a provider of title insurance and related real estate services, promoted in-house counselors Debra Thompson and Christine Favara Monti to Executive Vice President of flagship company Advantage Title.

As Executive Vice President and General Counsel, Thompson handles commercial and residential real estate transactions in New York, working with attorneys, developers, lenders and governmental agencies. She also leads Title’s legal department and runs training programs, educating clients and staff on title insurance and related matters.

In her role as Executive Vice President and National Transaction Counsel, Favara Monti leads a team dedicated to managing national commercial real estate transactions. Favara Monti’s primary focus is on underwriting and closing complex commercial deals throughout the country.



Long Island, NY, June 2016—1st Equity National Title & Closing Services is pleased to announce the merger of Zodiac Title Services’ existing pipeline and the ZTitle staff into their organization. By uniting these two leading companies in the industry, they are now ready to provide top notch commercial as well as residential title insurance products and services to real estate and lending professionals nationwide.

ANNOUNCEMENTS

CONTINUED

1st Equity National Title & Closing Services is also pleased to announce and welcome, Maxwell A. Rosa as Executive Vice President of Business Development. Max has over 10 years of experience. He was ranked one of the top mortgage lenders at Citibank and was also awarded the respected title of Citi-Stars winner in 2006 and again in 2011. 1st Equity is honored to have Max as part of their team.



Warwick, NY—**Every Good Deed Title Agency**

Bob Krahulik, owner of Every Good Deed Title Agency in Orange County, New York promotes his title agency in a rather creative way. Bob is also a practicing attorney, and promotes both the law firm and the title agency through a legal “call in” radio show as “The Lawyer Guy” on WTBQ radio. Tune in every Thursday at 12 noon at WTBQ.COM or call in live at 845-651-1110 with your real estate or title related questions.



Marianne Mathieu,
Fidelity National Title
Group



Felice Shapiro, AmTrust
Title Insurance Co.

Congratulations to the 2016 Women in Real Estate: Marianne Mathieu and Felice Shapiro!

2016 Women in Real Estate

To read the full interviews click below:

<https://cre.nyrej.com/2016-women-real-estate-marianne-mathieu/>

<https://cre.nyrej.com/2016-women-real-estate-felice-shapiro/>

PASSINGS

Susan Rhodes - A long time Examiner passed away. Susan was well known in the industry and she will be sorely missed by all.

Richard “Dick” Marcus of Manhattan and Boca Raton passed on March 1, 2016 at age 89. He was the beloved husband of Helen Anne Marcus and loving father of Gwen Marcus, Nancy Alpert and the late Stuart Marcus. Dick was a WWII medic, 'recovering' lawyer, leading title insurance executive and amateur herpetologist. Dick was also the past-president of the NYSLTA in 1989-90 and the first recipient of Honorary Lifetime Membership. He was well known and respected across the title industry.

Robert “Bob” Martyn—Bob Martyn passed away on May 27th. Bob was a long time title expert and dear friend to everyone in the industry.

Howard Kopel first met Bob soon after he came to New York in the late 1980's to build Stewart's New York business, together with Mike Skalka and the late John Welling. Howard Kopel and Esther Kopel, Howards wife and business partner, immediately hit it off with Bob and joined the Stewart agency network.

Over the next several years, Sutton grew together with Bob and Stewart. Bob was a significant reason for their success, introducing them to prospective clients, and helping in many ways. Always ready to spend time for his agents, Bob became much more than a typical agency rep, they became good friends. When it became time for him to move from Stewart, they pounced!

Bob has been with Sutton for over 20 years. Besides always being the most popular person in the office, he virtually became part of the Kopel family, sharing all occasions, and getting to know their children and grandchildren.

He will be missed by all.

PROUD TO BE A MEMBER

To view new members of the New York State
Land Title Association

[CLICK HERE](#)

**New York State Land Title Association, Inc. is the statewide voice of
the Title Insurance Industry.**

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**Have an idea or an article to
submit?????**

Please send to:

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Fidelity National Title Group

Jean Partridge, Vice-Chair
Benchmark Title Agency, LLC

Vincent G. Danzi, Editor-in-Chief
First Nationwide Title Agency, LLC

Dawn Pereyo, Committee Member
Westcor Land Title Insurance Company

BECOME A MEMBER.....

All title professionals in New York State – members and non-members - benefit from the work of the NYSLTA. The work we do and the things we can accomplish are only limited by the will, resources and support of our members. By joining the NYSLTA and supporting your professional association, you help us accomplish more and accelerate progress toward a business environment optimized for the secure conveyance of title to real property. There are also competitive advantages and direct benefits to you and your company. Most of our benefits and services are exclusively for Members.

NYSLTA.SITE-YM.COM

