Property Fraud Alert Services

Problem: Concerned About Property Fraud or Unauthorized Activity?

Solution: Sign Up for Your County's Property Fraud Alert Service.

What is a Property Fraud Alert Service?

A **Property Fraud Alert Service**, also known as a **Land Registry Title Notification Service**, is a free and voluntary monitoring service offered by many county Register of Deeds or Recorder of Deeds offices.

These services help property owners stay informed by sending alerts when certain documents, such as deeds, mortgages, liens, or other property-related filings, are recorded in the public record under a monitored name or property parcel.

The purpose of a Property Fraud Alert Service is early awareness. While it does not prevent documents from being recorded, it helps property owners identify unexpected, suspicious, or unauthorized activity as soon as it appears in official records, giving them valuable time to respond.

Steps to Enroll in a Property Fraud Alert Service:

1. Identify the county or counties where you own real estate.
   a. **Including:** Primary residence, second or vacation home, hunting, recreation, or vacant land, and commercial or investment property.
2. Visit the county **Register of Deeds** or **Recorder of Deed** website.
3. Look for a service called: Property Fraud Alert, Land Notification, or Title Alert.
   a. Note: If the service is not clearly listed on the county website, try searching online using your county name followed by "property fraud alert service."
      - Many counties use third-party platforms that provide this service at no cost, such as Propertyfraudalert.com, which offers free registration for participating counties.
4. Register using your name, whether individual, trust, or business, and/or the property address or parcel identification number.
5. Provide your preferred contact information, such as an email address or phone number.

Once enrolled, you will receive notification whenever a qualifying document is recorded, helping you stay informed and take prompt action if needed.

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Key Things to Know:

- Alerts are for informational purposes only. Receiving an alert does not automatically mean that fraud has occurred.
- Property Fraud Alert Services do not prevent documents from being recorded. Their purpose is to provide early awareness so unusual activity can be identified quickly.
- Most programs allow you to monitor multiple properties and multiple names, including individuals, trusts, and business entities.
- Property Fraud Alert Services are typically free and offered as a public service by the county.
- If you receive an alert that you do not recognize or were not expecting, contact the Register of Deeds office promptly and consider seeking legal guidance to determine next steps.
- Share this information with friends and family, especially older adults and property owners who may be at higher risk, to help them monitor property records and identify potential fraud sooner.

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