

**OFFICE OF THE
NASSAU COUNTY CLERK
2014 ANNUAL REPORT**

**MAUREEN
O'CONNELL
NASSAU COUNTY CLERK**



MAUREEN O'CONNELL, RN, JD
NASSAU COUNTY CLERK



OFFICE OF THE COUNTY CLERK
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Dear Fellow Residents:

I am pleased to provide the Annual Report of the Nassau County Clerk's Office for fiscal year 2014.

Created by the New York State Constitution, the Nassau County Clerk's Office acts as agent for the state and is part of the New York State Unified Court System serving as the Clerk of Supreme and County Courts. The office has unique duties dictated by legal statutes pertaining to processing and indexing all real property ownership records dating back to 1899, as well as filing and maintaining court records. Every record must be reviewed for statutory compliance and is required to be retained in perpetuity. In addition, the County Clerk is responsible for safeguarding vital historic records of the County including the storage and retrieval of records belonging to many county departments.

While one of the most public offices in Nassau County government, the matters handled by the Clerk's Office are of a personal nature to the hundreds of residents who utilize our services daily. My dedicated staff assists residents, legal professionals, other governmental agencies, court staff and the judiciary with numerous services including: court filings, name change orders, small claims assessment review petitions (SCAR), deeds, mortgages, mortgage satisfactions, real property maps, judgments and liens, business certificates, notary public requests, passports, and veteran's discharge filings. Accordingly, the County Clerk exercises a non-delegable fiduciary duty as collection agent for the funds generated by these services on behalf of other taxing jurisdictions, including New York State and the Unified Court System.

Over 500,000 transactions were filed equating to nearly 2,000 transactions processed on the public's behalf each business day. 2014 also saw the tremendous growth for e-recording of land documents, expanded e-filing of court records and continued expansion of other electronic filing interfaces, creating greater efficiencies and streamlined services.

The Clerk's Office provides real time recording of documents. In addition, an ongoing goal of the Clerk's Office is to preserve older records maintained on dated media by converting them to a singular electronic format. The ongoing objectives of the Clerk's Office include the implementation of new technology, responsive constituent services, operational efficiency, and personal privacy protection.

Through the assistance of numerous grants awarded to the Clerk's Office by the New York State Department of Education State Archives, improvements continue to be made throughout the office to better serve the public and accommodate the continually increasing volume of archived records.

During my tenure as County Clerk, I consistently perform my prescribed Constitutional, fiduciary and statutory obligations to the residents of Nassau County and New York State through the efficient allocation of the resources provided by the County. My office remains committed to providing the optimum level of service the residents of Nassau County deserve.

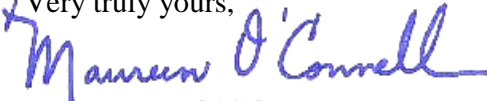
Very truly yours,

MAUREEN O'CONNELL
Nassau County Clerk

TABLE OF CONTENTS

FEES & TAXES STATUTORY AUTHORITY	1
SCOPE OF SERVICES PROVIDED	2
DEPARTMENT DESCRIPTIONS	3
SUMMARY OF RECEIPTS AND DISBURSEMENTS	5
RECEIPTS BY TYPE	6
SCHEDULE 1	
COURT RECORDS	7
SCHEDULE 2	
MORTGAGE TAX DISTRIBUTION	8
SCHEDULE 3	
LOCAL MORTGAGE TAX DISTRIBUTION	9
SCHEDULE 4	
COUNTY DISBURSEMENT	10
SCHEDULE 5	
REAL ESTATE TRANSFER TAX (RETT)	11
SCHEDULE 6	
EQUALIZATION AND ASSESSMENT	12
SCHEDULE 7	
RECORD MANAGEMENT	13
SCHEDULE 8	

FEES & TAXES

STATUTORY AUTHORITY

Fees and taxes collected by the Office of the County Clerk are remitted to various Federal, State and local municipalities as follows:

MORTGAGE TAX

In accordance with Article 11 of the New York State Tax Law assessed on mortgages for single and multi family dwellings, commercial property and vacant land through private lenders, natural persons or Federal Credit Unions.

REAL ESTATE TRANSFER TAX

In accordance with Article 31 of the New York State Tax Law assessed on conveyances of real property.

SUPREME AND COUNTY COURT FEES

In accordance with Article 12 of Nassau County Laws and Article 80 of the New York State Civil Practice Law (CPLR) for County Clerk services as Clerk of the Supreme and County Courts.

RECORD MANAGEMENT

In accordance with §8018 and §8021 of the New York State Civil Practice Law, Records Management Surcharge for document processing.

EQUALIZATION AND ASSESSMENT

In accordance with §333(3) and §574 of the New York State Real Property Law (RPL), assessed on each RP-5217 form filed with the Clerk's Office.

NOTARY LICENSING

In accordance with New York State Executive Law §131, for the processing of Notary Public Commissions.

SCOPE OF SERVICES PROVIDED

- Recording all deeds, mortgages, mortgage satisfactions and other real property related filings
- Filing and maintaining county land and subdivision maps
- Issuing civil case index numbers, requests for judicial intervention, notes of issue and jury demands
- Indexing all Supreme Court files and related documents
- Maintaining Supreme and County Court case files
- Processing name change applications
- Receiving and processing Notices of Appeal to the Appellate Division
- Processing Small Claims Assessment Review (SCAR) matters
- Processing Tax Certiorari cases
- Recording Powers of Attorney
- Indexing judgments, judgment dispositions and satisfactions
- Providing certificates of disposition of judgments
- Filing transcripts of judgments from other courts
- Indexing all liens, lien satisfactions and discharges
- Filing New York State warrants and federal tax liens
- Filing Broker Affidavit of Entitlement to Commission
- Registering and filing business names
- Notary Public licensing and renewals; maintaining signature cards of all notary publics qualified in Nassau County; authenticating notary signatures
- Maintaining Oaths of Office registry
- Recording and maintaining Veteran's Discharge (DD-214) documents
- Issuing Veteran's Peddlers licenses
- Passport Acceptance Agent
- Recording Uniform Commercial Code filings
- Recording Firefighter's Exemption Certificates
- Maintaining naturalization records from 1899 to 1997
- Conduct title, judgment and lien searches
- Providing certified copies of all filed and recorded documents
- Recording various documents for other municipalities and agencies

COUNTY CLERK DEPARTMENTS

ADMINISTRATION

The Administration is responsible for planning and directing all phases of the Clerk's Office operations. It processes and maintains all personnel and payroll records, prepares the budget, effectuates purchases and expenditures, provides public information, community outreach, constituent services and acts as liaison for inter-governmental affairs.

ACCOUNTING

The Accounting Department is responsible for all accounting operations, including daily reconciliation of all accounts and maintenance of general ledgers and journals. It is responsible for depositing and remitting all fees and taxes collected by the County Clerk. This department verifies that accurate mortgage tax is collected and remitted to the appropriate entity on every mortgage recorded in accordance with Tax Law, Article II, §§250-267. Court related filing fees, business and other filings fees are collected and remitted to the proper entities in accordance with applicable law.

COURT DOCUMENT ROOM

The County Clerk is the Clerk of the Supreme and County Courts and maintains all court files for civil and criminal matters including matrimonial files, tax certioraris and Criminal Court minutes received from attorneys, parties, courts, and process servers. The Clerk's Minutes, a listing of various documents filed by index number, is available on the public access database. The public is able to view on-site most Supreme Court documents. Court requisitions, subpoena responses, requests by mail, are also processed by this department.

COURT RECORDING

In accordance with the CPLR, this department indexes and maintains all court actions received from Supreme and County Courts. It also processes all subsequent pleadings and papers, including decisions, Judgments of Divorce, stipulations, orders, judgments, transfer orders, commissions to committee, and other court documents.

LAND RECORDING DEPARTMENT

This Department's operations are in compliance with numerous sections of the Real Property Law. Its functions include recording deeds, mortgages, mortgage assignments, mortgage satisfactions, easements, covenants, powers of attorneys, etc. This department also records liens, lis pendens, notices of violation, and real estate broker affidavits of entitlement to commission to be filed against real property. Recording fees and taxes are collected as required by law.

LAND RECORDS

The County Clerk is responsible for maintaining a Land Records registry, including the archival records of mortgages, deeds and maps dating back to 1899. Over the years, this registry was maintained in various media formats, and since 1992, on the Clerk's electronic database. Public access computer terminals allow access to the electronic database for searching and printing of land records. All media document a property's genealogy and all instruments are available for public viewing. This department is also responsible for maintaining real property subdivision and highway maps, which currently total in excess of 12,000 maps. As the Clerk's Office most publicly visited department, it handles hundreds of inquiries daily assisting residents, professionals, other county agencies and municipalities in locating documents.

LICENSING & RECEIVING

This department files judgments and several types of court documents including liens, separation agreements, Family Court Orders and Notices of Violations, lis pendens, confessions of judgment, and judgments of foreclosure. All judgments and liens are verified and quality controlled to ensure the accuracy of the public record.

- **Licensing** - This division accepts for filing several federal, state and county licenses and certificates, records Certificates of Release or Discharges from Active Duty (DD-214), provides certified copies thereof, issues Veterans Peddler's Licenses, records Firefighter Exemption certificates, and maintains Naturalization records from 1899 to 1987.
- **Business Names** - This division records and maintains all filings relative to business certificates, corporations, assumed business names (DBA), and religious corporations.
- **Notary** - The Notary division handles notary renewals on behalf of New York State, maintains notary signature cards for every notary qualified in Nassau County and authenticates notary signatures. On-site notaries are also available to notarize signatures.
- **Passports** - The County Clerk acts as an agent for the United States Passport Service and processes passports.

MICROGRAPHICS & IMAGING

Microfilms and digitizes paper records that become permanent instruments and part of Nassau County's history. The records include: land instruments, judgments, Uniform Commercial Code filings, Business Name filings and other Receiving Department documents.

RECORD MANAGEMENT CENTER

The Records Management Center for Nassau County is located in Westbury, and is under the purview of the County Clerk's Office. The department maintains millions of inactive Court files and county records from 54 county agencies. The goal of this Department is to provide a secure storage facility for County Government and Court records, while ensuring the timely retrieval of those records and proper disposal of records that reach the end of their legally prescribed retention period.

SUMMARY OF RECEIPTS & DISBURSEMENTS

FOR YEAR ENDING DECEMBER 31, 2014

RECEIPTS

COUNTY FEES (SCHEDULE 1)	\$28,860,012	
NYS OFFICE OF COURT ADMINISTRATION FEES (SCHEDULE 1 & 2)	9,385,445	
STATE FEES (SCHEDULE 1)	3,419,000	
SURCHARGE FEES (SCHEDULE 1)	2,944,875	
REAL ESTATE TRANSFER TAX (RETT) (SCHEDULE 1)	46,854,233	
MORTGAGE TAX (SCHEDULE 1)	80,457,027	
		\$ 171,920,592
INTEREST EARNED (SCHEDULE 1)	21,533	
		21,533
TOTAL RECEIPTS		\$ 171,942,125

DISBURSEMENTS

NASSAU COUNTY TREASURER:

LOCAL MORTGAGE TAX DISTRIBUTION (SCHEDULE 3 & 4)	\$ 39,322,528	
FEES & INTEREST (SCHEDULE 5)	\$29,238,028	
MORTGAGE TAX RECORDING ADMINISTRATIVE FEES & INTEREST (SCHEDULE 5)	1,362,700	
		\$ 69,923,256

TOTAL TO NASSAU COUNTY TREASURER

NEW YORK STATE:

NYS OFFICE OF COURT ADMINISTRATION (SCHEDULE 2)	\$ 9,385,445	
METROPOLITAN TRANSIT AUTHORITY - MORTGAGE TAX (SCHEDULE 3)	37,436,786	
STATE OF NEW YORK MORTGAGE AUTHORITY (SONYMA) - MORTGAGE TAX (SCHEDULE 3)	2,902,462	
NEW YORK STATE TAX COMMISSION - REAL ESTATE TRANSFER TAX (RETT) (SCHEDULE 6)	46,837,281	
NEW YORK STATE TAX COMMISSION - EQUALIZATION & ASSESSMENT (SCHEDULE 7)	2,744,883	
NEW YORK STATE TAX COMMISSION - RECORD MANAGEMENT FUND (SCHEDULE 8)	687,746	
NEW YORK STATE TAX COMMISSION - CULTURAL EDUCATION FUND (SCHEDULE 8)	2,085,443	
NEW YORK STATE TAX COMMISSION - NOTARY DIVISION (SCHEDULE 1)	492,440	
		\$102,572,486

TOTAL TO NEW YORK STATE

OTHER STATE ORDERED DISBURSEMENTS:

MORTGAGE TAX APPORTIONMENTS TO OTHER COUNTIES	\$ 141,107	
MORTGAGE TAX OTHER REFUNDS	78,783	
MORTGAGE TAX ADJUSTMENTS OF YEAR END HOLDS FOR APPORTIONMENT	-773,507	
		\$ -553,617

TOTAL TO OTHER JURISDICTIONS & HOLDS

TOTAL DISBURSEMENTS **\$ 171,942,125**

TOTAL RECEIPTS BY TYPE

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 1

Services & Filings	Number of Filings	Nassau County Receipts	NYS Receipts	RETT Receipts	Surcharge Receipts	Court Receipts	Mortgage Tax Receipts	Total Receipts
BUSINESS NAMES & CORPORATIONS	17,528	\$ 213,673						\$ 213,673
COURT FILINGS	256,453	717,935	\$ 508,580			\$ 9,385,445		10,611,960
DEEDS—FEES & REAL ESTATE TRANSFER TAXES	23,686	4,602,141	468,540	\$ 46,854,233	\$ 2,944,875			54,869,789
JUDGMENTS	24,025	99,555						99,555
LIENS	32,673	331,347	2,620					333,967
MORTGAGES—FEES & TAXES	87,956	18,762,050	1,736,300				\$ 80,457,027	100,955,377
UNIFORM COMMERCIAL CODE	5,012	1,006,690						1,006,690
NOTARY LICENSES	21,544	301,461	492,440					793,901
SEARCHES & CERTIFICATIONS	16,075	174,677						174,677
DESK & LOCKER RENTAL	77	73,322						73,322
IMAGES & COPIES	17,403	124,498						124,498
MISCELLANEOUS FEES	18,987	2,349,299	210,520					2,559,819
OTHER RECEIPTS	5,448	103,364						103,364
NET RECEIPTS		28,860,012	3,419,000	46,854,233	2,944,875	9,385,445	80,457,027	171,920,592
INTEREST EARNED		4,327	498	2,876			13,832	21,533
TOTAL RECEIPTS	526,867	\$28,864,339	\$3,419,498	\$46,857,109	\$2,944,875	\$9,385,445	\$80,470,859	\$171,942,125

NEW YORK STATE
OFFICE OF COURT ADMINISTRATION
FOR YEAR ENDING DECEMBER 31, 2014
SCHEDULE 2

INDEX NUMBERS:

<i>CIVIL</i>	\$ 3,183,202
<i>MATRIMONIAL</i>	305,005
<i>TAX CERTIORARIS</i>	700,917
NOTES OF ISSUE	287,781
JURY DEMAND	173,594
REQUEST FOR JUDICIAL INTERVENTION (RJI)	2,072,803
NOTICE OF APPEAL	102,765
MOTIONS	897,435
STIPULATIONS OF SETTLEMENT OR VOLUNTARY DISCONTINUANCE	370,790
ASSESSMENT REVIEW PETITIONS (SCAR)	409,575
DEFAULT JUDGMENTS	52,785
FORECLOSURES	<u>828,793</u>
TOTAL	<u>\$ 9,385,445</u>

MORTGAGE TAX DISTRIBUTION

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 3

	Total Fees Disbursed*	Remitted to Nassau County Treasurer	Remitted to NYS MTA	Remitted to SONYMA
JANUARY	\$ 7,085,946	\$ 3,469,341	\$ 3,251,529	\$ 365,076
FEBRUARY	5,355,980	2,622,406	2,451,586	281,988
MARCH	5,891,417	2,882,785	2,720,814	287,818
APRIL	6,694,159	3,293,403	2,968,988	431,768
MAY	5,514,724	2,724,429	2,619,445	170,850
JUNE	6,318,243	3,117,525	2,961,987	238,731
JULY	7,096,250	3,497,950	3,418,479	179,821
AUGUST	7,145,208	3,502,562	3,481,703	160,943
SEPTEMBER	7,488,415	3,692,249	3,573,367	222,799
OCTOBER	7,529,485	3,765,387	3,554,655	209,443
NOVEMBER	5,837,109	2,917,669	2,765,516	153,924
DECEMBER	<u>7,704,840</u>	<u>3,836,822</u>	<u>3,668,717</u>	<u>199,301</u>
TOTAL	<u>\$ 79,661,776</u>	<u>\$ 39,322,528</u>	<u>\$ 37,436,786</u>	<u>\$ 2,902,462</u>

* Total Fees not inclusive of Mortgage Tax Recording Administrative Fees & County interest portion of \$1,364,377 and State ordered disbursements of \$195,697, calculated in accordance with New York State statutes.

LOCAL MORTGAGE TAX DISTRIBUTION

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 4

TOWN OF HEMPSTEAD	\$ 17,642,782
TOWN OF NORTH HEMPSTEAD	10,198,408
TOWN OF OYSTER BAY	10,127,627
CITY OF GLEN COVE	526,608
CITY OF LONG BEACH	<u>827,103</u>
TOTAL DISTRIBUTIONS	<u><u>\$ 39,322,528</u></u>

COUNTY DISBURSEMENT

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 5

SUMMARY OF RECEIPT SOURCES DISBURSED TO THE NASSAU COUNTY TREASURER

COUNTY FEES (SEE SCHEDULE 1)	\$ 28,859,889	
BANK INTEREST EARNINGS (SEE SCHEDULE 1)	<u>4,327</u>	
SUBTOTAL COUNTY FEES & INTEREST		\$ 28,864,216
NEW YORK STATE REAL ESTATE TRANSFER TAX (SEE SCHEDULE 6)	\$ 19,850	
NEW YORK STATE DIVISION OF EQUALIZATION & ASSESSMENT (SURCHARGE) (SEE SCHEDULE 7)	199,917	
NEW YORK STATE COMMISSION OF TAXATION & FINANCE - RECORDS MANAGEMENT (SEE SCHEDULE 8)	<u>154,045</u>	
SUBTOTAL COUNTY PORTION NYS FEES, TAXES & INTEREST		\$ 373,812
MORTGAGE TAX: ADMINISTRATION FEE ALLOWED BY NEW YORK STATE	\$ 1,359,199	
MORTGAGE TAX INTEREST: COUNTY PORTION	<u>3,501</u>	
SUBTOTAL COUNTY PORTION MORTGAGE TAX & INTEREST		\$ 1,362,700
TOTAL RECEIPTS DISBURSED TO NASSAU COUNTY *		<u><u>\$ 30,600,728</u></u>

* Total Disbursed not inclusive of Local Mortgage Tax Distribution (See Schedule 4).

REAL ESTATE TRANSFER TAX (RETT)

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 6

	Total Transfer Tax Disbursed	NYS Share Interest on Deposits	Remitted to NYS Tax Commission	Recording Officer's Fees *	Nassau County Share Interest on Deposits	Remitted to Nassau County Treasurer
JANUARY	\$ 3,521,815	\$ 120	\$ 3,520,617	\$ 1,318	\$ 120	\$ 1,438
FEBRUARY	3,141,417	182	3,140,510	1,089	182	1,271
MARCH	3,149,462	97	3,148,192	1,367	97	1,464
APRIL	3,093,240	80	3,092,064	1,256	80	1,336
MAY	3,194,364	57	3,193,061	1,360	57	1,417
JUNE	3,409,806	65	3,408,501	1,370	65	1,435
JULY	4,710,941	57	4,709,398	1,600	57	1,657
AUGUST	5,158,235	176	5,156,350	2,061	176	2,237
SEPTEMBER	4,884,941	165	4,882,958	2,148	165	2,313
OCTOBER	4,074,121	188	4,072,410	1,899	188	2,087
NOVEMBER	3,896,949	119	3,895,773	1,295	119	1,414
DECEMBER	<u>4,618,966</u>	<u>131</u>	<u>4,617,447</u>	<u>1,650</u>	<u>131</u>	<u>1,781</u>
TOTAL	<u>\$ 46,854,257</u>	<u>\$ 1,437</u>	<u>\$ 46,837,281</u>	<u>\$ 18,413</u>	<u>\$ 1,437</u>	<u>\$ 19,850</u>

* Recording Officer's Fees, in accordance with New York State statute, retained by the County Clerk and remitted to the Nassau County Treasurer based on the number of documents recorded.

EQUALIZATION AND ASSESSMENT

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 7

	Total Fees Disbursed	Remitted to New York State	Remitted to Nassau County Treasurer
JANUARY	\$ 228,500	\$ 213,200	\$ 15,300
FEBRUARY	187,250	174,569	12,681
MARCH	242,375	226,373	16,002
APRIL	219,750	205,026	14,724
MAY	232,675	216,916	15,759
JUNE	238,875	222,747	16,128
JULY	273,875	255,227	18,648
AUGUST	258,750	240,786	17,964
SEPTEMBER	271,750	253,192	18,558
OCTOBER	290,125	270,253	19,872
NOVEMBER	220,875	205,773	15,102
DECEMBER	<u>280,000</u>	<u>260,821</u>	<u>19,179</u>
TOTAL	<u>\$ 2,944,800</u>	<u>\$ 2,744,883</u>	<u>\$ 199,917</u>

RECORD MANAGEMENT

FOR YEAR ENDING DECEMBER 31, 2014

SCHEDULE 8

	Total Fees Disbursed	Interest Earned	Remitted to NYS Record Management Fund	Remitted to NYS Cultural Education Fund	Remitted to Nassau County Treasurer
JANUARY	\$ 242,760	\$ 37	\$ 57,655	\$ 172,981	\$ 12,161
FEBRUARY	205,997	52	48,931	146,792	10,326
MARCH	245,939	42	58,420	175,248	12,313
APRIL	291,660	37	69,269	207,822	14,606
MAY	240,020	54	57,012	171,034	12,028
JUNE	237,439	49	56,398	169,194	11,896
JULY	251,103	32	59,640	178,924	12,571
AUGUST	239,672	39	56,929	170,773	12,009
SEPTEMBER	251,345	45	59,670	179,062	12,658
OCTOBER	268,941	43	63,874	191,636	13,474
NOVEMBER	197,238	40	46,849	140,548	9,881
DECEMBER	<u>254,619</u>	<u>29</u>	<u>53,099</u>	<u>181,427</u>	<u>20,122</u>
TOTAL	<u>\$ 2,926,733</u>	<u>\$ 499</u>	<u>\$ 687,746</u>	<u>\$ 2,085,441</u>	<u>\$ 154,045</u>