



# PPIP - A Technology-Driven Deed Theft Prevention System for New York City

**Designed to Pilot in NYS Assembly District 56**

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## Executive Summary

New York City's creation of the Office of Deed Theft Prevention represents a critical and timely response to a growing crisis disproportionately impacting long-time homeowners in communities like Bedford-Stuyvesant.

Building on recent state legislation strengthening protections against deed theft and expanding enforcement authority, this proposal introduces a technology layer designed to operationalize these policies in real time.

Deed theft is not only a legal or enforcement problem-it is fundamentally a **data visibility, early detection, and community awareness failure.**

Despite over **3,500 complaints between 2014–2023** and Continued concentration in **Brooklyn and Queens with hundreds annually**, many cases go undetected for months or years, often only

surfacing after ownership has already been transferred and displacement is underway . The complexity of property records, fragmented ownership histories, and predatory targeting of heirs and seniors further complicate prevention and enforcement .

This proposal outlines a **technology-based intervention system** designed to:

- Detect suspicious property activity in real time
- Alert homeowners before fraudulent transfers are finalized
- Equip the new Office with actionable intelligence
- Extend protection directly into the community through trusted networks

The system is called the **Property Protection & Intelligence Platform**, and it can be rapidly piloted in **Assembly District 56**, creating a model for citywide deployment.

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## The Opportunity

The newly established Office of Deed Theft Prevention is tasked with:

- Catching fraud early
- Educating homeowners
- Helping victims recover their homes

However, these goals will struggle to succeed at scale without a **supporting technology infrastructure** that enables:

- Proactive detection (not just reactive investigation)
- Real-time monitoring of property activity
- Structured case management and inter-agency coordination
- Direct communication with at-risk homeowners

This proposal introduces that infrastructure.

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## Alignment with Legislative and Policy Framework

New York State and New York City have taken important steps to address deed theft through legislation and enforcement reforms.

Key efforts include:

- **Heirs Property Protection and Deed Theft Prevention Act (2024)** - formally establishing deed theft as a crime and strengthening legal remedies
- Expanded authority for prosecutors and the Attorney General to pursue fraudulent transfers

- Ongoing legislative efforts to improve transparency, ownership clarity, and protections for heirs' property

These actions establish a strong legal foundation.

However, as current conditions demonstrate, enforcement alone is not sufficient. Deed theft often occurs undetected until after transactions are completed, and cases can be difficult to unwind due to complex ownership histories and delayed reporting.

This proposal introduces a complementary technology layer designed to:

- Detect suspicious activity before legal thresholds are crossed
- Provide real-time visibility into property transactions
- Enable faster intervention and case development
- Extend protections directly to homeowners

In this way, the platform operationalizes existing legislation-transforming policy into proactive prevention.

## Solution: Property Protection & Intelligence Platform (PIIP)

A unified system that combines **data monitoring, AI-driven detection, and community engagement** to prevent deed theft before it occurs.



## Core Components

### 1. Real-Time Property Monitoring Engine

A system that continuously tracks changes across:

- Property deed filings (ACRIS)
- Mortgage and lien activity
- Ownership transfers and LLC filings
- Rapid resale patterns

#### Outcome:

Every property in the district is assigned a dynamic **risk profile**, updated in near real time.

### 2. Early Warning & Alert System

A resident-facing protection layer that allows homeowners to:

- Register their property
- Receive immediate alerts when activity occurs
- Be notified of suspicious patterns before transactions are finalized

#### Delivery Channels:

- Text messaging
- Email
- Web/mobile interface

#### Outcome:

Homeowners are no longer the last to know—they are the first.

### 3. AI-Based Fraud Detection Layer

A pattern recognition system that identifies high-risk activity such as:

- Unusual ownership transfers involving elderly or absentee owners
- Repeated filings tied to known actors or entities
- Rapid deed transfers followed by resale
- Transactions inconsistent with market norms

#### Outcome:

The Office is equipped with **predictive intelligence**, not just reported complaints.

### 4. Case Management & Investigation Dashboard

An internal system for the Office of Deed Theft Prevention to:

- View flagged properties and risk scores
- Track complaints and investigations
- Coordinate with legal services, district attorneys, and agencies
- Prioritize cases based on severity and likelihood of fraud

**Outcome:**

A centralized operational system for managing the full lifecycle of cases.

**5. Community Intelligence & Reporting Layer**

A structured mechanism to incorporate:

- Reports from residents
- Input from community organizations
- Observations from local stakeholders

This is particularly important in neighborhoods where informal knowledge often precedes formal reporting.

**Outcome:**

The system captures signals that traditional data sources miss.

**6. Education & Prevention Integration**

The platform also serves as a distribution channel for:

- Warning signs of deed theft
- Guidance for heirs and estate management
- Legal resources and referral pathways

This directly supports the Office’s mandate to **educate and empower homeowners**.

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## Why This Matters for AD56

Assembly District 56 sits at the center of:

- Rising property values
- Increasing investor pressure
- Complex, multi-generational home ownership patterns

These conditions make the district particularly vulnerable to:

- Heirs property exploitation
- Forced sales
- Fraudulent deed transfers

At the same time, AD56 is uniquely positioned to become a **model district** for:

- Technology-enabled prevention
  - Community-integrated protection
  - Scalable citywide solutions
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# Strategic Impact

## For Homeowners

- Early detection and prevention
- Increased confidence and awareness
- Direct access to support and resources

## For the Office of Deed Theft Prevention

- Scalable operational capacity
- Data-driven decision-making
- Improved case outcomes

## For the City

- Reduced displacement
- Protection of generational wealth
- Stronger trust between communities and government

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## From Reactive to Proactive

This initiative is not simply a software deployment-it is the creation of a **protective infrastructure layer** for New York City homeowners.

It aligns directly with the Office's mission to:

- Catch deed theft early
- Educate vulnerable populations

And it provides a pathway to move from **reactive enforcement** to **proactive prevention**.

Deed theft is not an isolated issue - it is a systemic threat to generational wealth, community stability, and the future of neighborhoods like Bedford-Stuyvesant.

As New York City mobilizes through the creation of the Office of Deed Theft Prevention, there is a clear opportunity to move beyond reactive enforcement toward proactive protection.

The Property Protection & Intelligence Platform (PPIP) offers a practical, scalable solution to detect risk early, empower homeowners, and equip public agencies with the intelligence needed to intervene before harm is done.

By piloting this approach in Assembly District 56, New York can lead the nation in building a modern, technology-driven defense against property theft - protecting homes, preserving legacy, and strengthening communities for generations to come.

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