

Norfolk County Registry of Deeds

Register O'Donnell Warns Homeowners About Deed Scam

Continuing his efforts to combat consumer fraud, Norfolk County Register Of Deeds William P. O'Donnell today expressed his ongoing frustration regarding Norfolk County residents who continue to receive direct-mail solicitations offering them a certified copy of their property deed for an exorbitant fee ranging anywhere from \$59.50-\$83.00.

Register O'Donnell stated, "These companies are making an outrageous profit at the consumer's expense. If a consumer knew that the Registry of Deeds would provide them the same certified copy of a property deed for a charge of only \$1.00 per page, plus an additional \$1.00 for postage, they would never agree to pay these companies such an outrageous fee for service. The average price for a mailed homeowner's deed by the Registry (usually two pages) is \$3.00."

The Registry has heard numerous stories from Norfolk County residents about examples of receiving deed solicitation notices from a California private company. The solicitations were labeled Recorded Deed Notice and requested that the homeowner forward a check to them in the amount of \$83.00 for a copy of their deed. A Dedham resident, who received the solicitation, notified the Registry about the advertisement instead of spending \$83.00.

Register O'Donnell stated, "While the practice may be legal, it's certainly not ethical. Clearly these direct-mail companies are preying upon the innocent assumptions of Norfolk County residents, many of whom are first-time homeowners or elderly. Consumers are interpreting these notices as a bill, since they are affixed with a due date. I urge Norfolk County citizens not to fall prey to these types of misleading deed scam advertisements."

If you receive a deed solicitation notice, please contact the Registry's Customer Service Center immediately at (781) 461-6101 or by email at registerodonnell@norfolkdeeds.org. Additionally, if you desire a copy of your own deed, also contact the Registry's Customer Service Center and we will be glad to provide you with one for a nominal fee of usually \$2.00-\$3.00.

To learn more about these and other Registry of Deeds events and initiatives, like us at www.facebook.com/NorfolkDeeds or follow us on www.twitter.com/NorfolkDeeds and/or www.instagram.com/NorfolkDeeds.

The Norfolk County Registry of Deeds, located at 649 High Street, Dedham, is the principal office for real property in Norfolk County. The Registry is a resource for homeowners, title examiners, mortgage lenders, municipalities and others with a need for secure, accurate, accessible land record information. Residents in need of assistance can contact the Registry of Deeds Customer Service Center at (781) 461-6101, or on the web at www.norfolkdeeds.org.

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