

The Broward County Records Division had been receiving increasing numbers of complaints involving Quit-Claim Deed fraud. When lobbying for legislative change (requiring Quit-Claim Deeds to be executed only by a licensed attorney or title company) proved unsuccessful, the Division evaluated alternatives, choosing to send a notification postcard to the last address of record every time a Quit-Claim Deed is filed in the County Records office.

The postcards run an average of 36 cents each, including 26 cents postage per postcard (the postage rates do not go down substantially without massive volume), label costs, post card printing costs, and a minimal amount of staff labor. We run a daily crystal report against the County Records (OnCore) database which interacts with the Property Appraiser's database to pull the necessary data. Presently, we are focusing on only Quit-Claim Deed recordings, but are exploring the feasibility of expanding this program to other types of deed transfers as well.

Based on a projected volume of 17,100 Quit-Claim Deeds recorded for FY 2008, we will spend just under \$6,170 for this program. Of the over 4,000 notification postcards that have been mailed since we started the program on December 17, 2007, approximately 4% have been returned as non-deliverable. Those postcards, in turn, are sent daily to the Property Appraiser's Office for correction or notation to alleviate returns during the mailing of notices and tax bills during the property tax cycle.

The postcard program has been well received by the public, as evidenced in the attached article from the January 24th edition of the Westside Gazette, a local Broward County publication.

If you have any other questions, please do not hesitate to contact me.

Sincerely,

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