



To: All New York Issuing Agents of WFG National Title Insurance  
From: New York Underwriting Department  
Date: November 1, 2021  
Bulletin No: NY 2021-27  
Subject: Local Law 153 of 2017- ECBs Becoming Tax Liens

---

The City Council of New York has passed local law 153 of 2017, which will allow the conversion of certain ECB docket violations issued by the Department of Buildings to property tax liens. As we have heard recently, New York City has become very aggressive in collecting ECB liens and this appears to be the next step in accomplishing that goal. We have to be very careful in allowing escrows for ECB liens. If you are asked to do so please call Underwriting Counsel to discuss.

If an ECB violation is converted to the property as a tax lien it will show on the PTS and on the statement of account of the subject parcel. Please see the attached law for review:  
[https://www1.nyc.gov/assets/buildings/local\\_laws/ll153of2017.pdf](https://www1.nyc.gov/assets/buildings/local_laws/ll153of2017.pdf)

As always, if you have any questions, please feel free to contact our counsel at any time.

*Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.*