

# Budget & Appropriations Meeting Agenda



800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
WestchesterLegislatorsNY.gov

Committee Chair: Tyrae Woodson-Samuels

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Tuesday, June 16, 2026

1:00 PM

Committee Room

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Joint with I&H

## CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

[2026-204](#)

**HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - Property Record Notification & Deed Theft Prevention Law**

A Memo of Legislation to protect homeowners - particular seniors and vulnerable residents - from deed theft, fraudulent transfers, and unauthorized encumbrances by establishing a County-operated notification system, in coordination with the Westchester County Clerk, that alerts registered individuals when documents are recorded against their property.

**COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION, BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guest: Westchester County Clerk Thomas M Roach, Assistant to the County Clerk Carol Arcuri

Department of Information & Technology  
Chief Information Officer, Marguerite Beirne

[2026-206](#)

**HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - Accessory Dwelling Unit (ADU) Property Tax Abatement**

A Memo of Legislation to expand the County's housing supply by incentivizing homeowners to create safe, code-compliant accessory dwelling units, thereby increasing affordable and workforce housing options without requiring new large-scale development.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests: Planning Dept.: Commissioner Blanca Lopez

**II. OTHER BUSINESS**

**III. RECEIVE & FILE**

**ADJOURNMENT**

**Tyrae Woodson-Samuels**

Legislator, 13th District

Chair, Committee on Budget &amp; Appropriations

**Committee Assignments:**

Infrastructure &amp; Housing

Public Safety &amp; Veterans

Intergovernmental Affairs

Small Business

**MEMORANDUM OF LEGISLATION**

**DATE:** March 31, 2026

**TITLE:** Property Record Notification & Deed Theft Prevention Law

**SPONSOR:** Legislator Tyrae Woodson-Samuels

**PURPOSE OR GENERAL IDEA OF BILL:** To protect homeowners—particularly seniors and vulnerable residents—from deed theft, fraudulent transfers, and unauthorized encumbrances by establishing a County-operated notification system, in coordination with the Westchester County Clerk, that alerts registered individuals when documents are recorded against their property.

**JUSTIFICATION:** Deed theft and real estate fraud are increasing across New York State, with seniors and long-time homeowners disproportionately targeted.

Criminal actors often:

- File fraudulent deeds or transfers
- Record unauthorized liens
- Exploit delays in homeowner awareness

The **Westchester County Clerk's Office** is the official custodian of recorded property documents, making it the **central and most appropriate partner** in developing a notification system tied directly to real-time recording activity.

This legislation:

- Leverages the Clerk's existing authority and systems
- Provides homeowners with immediate awareness of filings
- Creates a critical early-warning mechanism to combat fraud

New York City has successfully implemented a similar model through its ACRIS system.

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Legislator, 13th District  
Chair, Committee on Budget & Appropriations



**Committee Assignments:**  
Infrastructure & Housing  
Public Safety & Veterans  
Intergovernmental Affairs  
Small Business

### SUMMARY OF PROVISIONS:

This Local Law establishes a **Property Record Notification Program**, developed and administered in partnership with the **Westchester County Clerk's Office**, with the following provisions:

#### **1. Establishment of Notification System (County Clerk Collaboration)**

- The County, **in coordination with the Westchester County Clerk**, shall create and maintain a **free electronic notification system**
- The system shall be integrated, where feasible, with the Clerk's existing recording and indexing systems

#### **2. Real-Time Document Alerts**

- The system shall notify registrants when documents are recorded affecting a property, including:
  - Deeds
  - Mortgages
  - Liens
  - Judgments
  - Any recorded instrument affecting ownership interest

#### **3. Eligible Registrants**

The following individuals/entities may register:

- Property owners
- Authorized agents (including family members or caregivers)
- Attorneys representing the owner

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- Lienholders
- Executors or administrators of estates

#### 4. Notification Delivery

- Notifications shall be delivered via:
  - Email
  - Optional SMS/text alerts (subject to system capability)
- Alerts shall be triggered upon **recording and indexing** by the County Clerk

#### 5. Registration Process

- Registrants may enroll using:
  - Property address
  - Tax parcel identifier (Section/Block/Lot or equivalent)
- The County Clerk's Office shall assist in ensuring:
  - Accurate property identification
  - Seamless linkage to recorded documents

#### 6. Public Education & Outreach (Joint Effort)

- The County, **in partnership with the County Clerk**, shall conduct a public awareness campaign, including:
  - Targeted outreach to seniors (Dept. of Seniors)
  - Informational materials distributed through Clerk's Office transactions
  - Website, social media promotion and e-blasts
  - Coordination with municipalities and community organizations

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## 7. Disclaimer and Limitation of Liability

- The system shall include appropriate disclaimers that:
  - Notifications are **supplemental and informational only**
  - Failure to receive notice does not affect the validity of any recorded document
  - The County and County Clerk assume no liability for missed or delayed notifications

### FISCAL IMPACT:

- **Initial implementation cost for system development or integration with the County Clerk's systems**
  - **Potential use of:**
    - Existing Clerk technology infrastructure
    - State or federal grant funding
- **Minimal ongoing operational costs**

### **Long-term savings:**

- **Reduced fraud-related litigation**
- **Lower enforcement and investigative costs**

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## **MEMORANDUM OF LEGISLATION**

**DATE:** March 31, 2026

**TITLE:** Accessory Dwelling Unit (ADU) Property Tax Abatement

**SPONSOR:** Legislator Tyrae Woodson-Samuels

**PURPOSE OR GENERAL IDEA OF BILL:** To expand the County's housing supply by incentivizing homeowners to create safe, code-compliant accessory dwelling units, thereby increasing affordable and workforce housing options without requiring new large-scale development.

**JUSTIFICATION:** Westchester County faces a persistent shortage of affordable and workforce housing. ADUs represent a **low-impact, scalable solution** that:

- Utilizes existing housing stock
- Generates income for homeowners
- Increases rental supply without large infrastructure strain

Counties such as Ulster have successfully implemented similar incentives to accelerate ADU creation.

### **SUMMARY OF PROVISIONS:**

- Establishes a **partial real property tax exemption** for owner-occupied residential properties that create a legal ADU
- Provides a **50% exemption on the increased assessed value** attributable to the ADU
- Exemption term: **10 years**, declining on a step-down schedule after Year 5.

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- Requires:
  - Compliance with all local building and fire codes
  - Registration with the County Department of Planning or designated agency
- Authorizes the County to require:
  - Rent reasonableness standards.
- Allows municipalities to **opt in** via local resolution. (To respect Home Rule Zoning Regulations)