

The background of the slide features a large, faint, light blue outline of a shield. Inside the shield, there is a stylized network of lines and nodes, resembling a web or a financial network, in a slightly darker shade of blue. The text is overlaid on this background.

FincEN

Financial Crimes Enforcement Network

in real estate

March 1, 2026

FinCEN reporting

Big things are changing in the months ahead!

**The government has added
another reporting requirement
for title companies.**

*FinCEN reporting applies to all files effective
March 1, 2026.*

When FinCEN applies

*A FinCEN Residential Real Estate Report is required for any transaction that meets **all** of the following conditions:*

- **Closing date is March 1, 2026 or later**
- **Buyer is NOT an individual** (LLC, corporation, partnership, trust, etc.)
- **Property is residential real estate** (generally 1–4 family)
- **Transaction is non-financed** (cash or private/non-institutional financing)

****If all four conditions are met, the transaction is reportable.*

When FinCEN Does NOT Apply

FinCEN reporting is not required if:

- **The buyer is an individual purchasing in their own name**
- **The transaction is financed by a traditional institutional lender**
- **The closing occurs before March 1, 2026**

Our Role For Reportable Transactions

- The title/settlement agent is the reporting party
- We will collect beneficial ownership information from the buyer entity
- The FinCEN report must be filed within 30 days after closing (or by the end of the following month, whichever is later)

Important Note:

This requirement is separate from BOI (Corporate Transparency Act) Reporting.

Even if a buyer has filed BOI information elsewhere, FinCEN real estate reporting may still be required for the transaction.

In Summary

- Any cash transactions delayed to close 3/1 or later may need to be run through FinCEN.
- If a cash purchase changes from an individual buyer to a company, trust, etc., there may be delays while we process the transaction through FinCEN.
- We will not participate in post closing quit claim deeds after 3/1 for companies, trusts, etc.
- Great North Title will face fines and penalties if we fail to comply.

Contact Us For More Information



Team MEL



MELANIE JOSEPH
Executive Closer

320.309.1746
mel@greatnorthtitle.com



JACKIE AGRIMSON
Senior Coordinator

952.278.9637
jackie@greatnorthtitle.com



KELLY WINTER
Team Coordinator

952.278.9634
kelly@greatnorthtitle.com



TEAMMEL@GREATNORTHTITLE.COM