

# 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.**

# InSummary

- 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 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

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