



Fact Sheet

Residential Real Estate Reporting Requirement



WHAT is it?

Beginning March 1, 2026, certain changes of ownership in residential real estate must be reported by certain real estate professionals to the U.S. Department of the Treasury's Financial Crimes Enforcement Network (FinCEN). This requirement only applies if **ALL** of the following conditions are met:

- ✓ the property is [residential real estate](#);
- ✓ the property is [transferred without financing](#) from a bank or similar financial institution, such as an all-cash purchase or a gift;
- ✓ the property is transferred to a qualifying [legal entity](#) or [trust](#), such as an LLC;
- ✓ the transfer is not covered by an [exception](#).

The reporting requirement does **not** apply to certain common situations. For example, there is **no reporting requirement** when the homebuyer is an individual or when the transfer is financed (such as with a mortgage). Additionally, FinCEN has [excepted](#) many types of transfers, such as those resulting from death, divorce, or bankruptcy.



WHO is required to report?

Real estate professionals involved in the settlement or closing process, such as closing or settlement agents, are required to file reports. Homebuyers are **not** required to file reports.



RESIDENTIAL REAL ESTATE REPORTING is:

- ✓ **Targeted:** Transfers covered by this reporting requirement make up a small fraction of the market, but they have a high risk for involvement in money laundering and other crimes.
- ✓ **Proven:** This requirement builds on the success of FinCEN's long-running residential real estate geographic targeting order program, which required similar reporting in specific regions. Data from this program has supported law enforcement investigations into fentanyl trafficking, violent crimes and gangs, transnational organized crime, and terrorism.
- ✓ **Necessary for U.S. Economic and National Security:** Criminals use opaque legal and trust structures to anonymously buy American homes to hide and launder dirty money. This practice makes it harder for everyday Americans to purchase their own homes, as many cannot compete with anonymous all-cash buyers with unlimited budgets. This reporting requirement will help law enforcement investigate suspicious residential real estate transfers and protect our housing market from national security threats. Reports are available only to authorized users and will be stored in a secure, non-public database.



HOW do I learn more?

Visit our website at <https://www.fincen.gov/rre>, which has more materials to help understand if this rule applies to you and how to comply. You can also learn how to report here: <https://www.fincen.gov/rre-filing-resources>.

Contact us if you have further questions at: <https://www.fincen.gov/contact>.