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# Friday Fast Facts

## March, 5 2021

### Current Developments

Current Developments is a newsletter provided by First American Title Insurance Company highlighting some of the latest developments in the State of New York which affect the real estate industry. We hope you find it useful to better assist in servicing your clients.

[Current Developments 3/5/2021](#)

Some of the topics highlighted in this newsletter include:

- Adverse Possession
- Contracts of Sale/"Broom-Clean"
- Contracts of Sale/Landmark Property
- Contracts of Sale/Specific Performance
- Election of Remedies/One Action Rule
- Homeowner's Association/Common Charge Lien/Priority
- Judgments/Tenants by the Entirety
- Judgments/Docketing – Incorrect Amount
- Lien Law/Necessary Parties
- Mortgage Foreclosures/Lost Notes
- Mortgage Foreclosures/Necessary Parties
- Mortgage Foreclosures/Notices – RPAPL Section 1303
- Mortgage Foreclosures/Notice of Sale
- Mortgage Foreclosures/Notices – RPAPL Section 1304
- Mortgage Foreclosures/Standing
- Mortgage Foreclosures/Statute of Limitations
- Mortgage Recording Tax/"Mezzanine" Loans
- New York City/Development Rights
- New York City/Environmental Control Board ("ECB") Judgments
- Options to Purchase/Leases
- Pandemic/Leases
- Powers of Attorney
- Recording Act/Bona Fide Encumbrancers
- Recording Charges/Tax Map Verification Fee
- Tenants by the Entirety/"Divisible Divorce" Doctrine
- Transfer Tax/New Paltz
- Uniform Commercial Code/Mezzanine Loans