

10 Things Every Title Agent Needs to Know Before March 1, 2026!



RRE Report

Understanding Your Role Under FinCEN's Residential Real Estate Reporting Rule

1. The Rule Takes Effect on March 1, 2026.

FinCEN's Residential Real Estate Reporting Rule becomes mandatory for certain non-financed residential property transfers. Title and settlement agents will play a central role in collecting and reporting information to FinCEN.

2. It Applies Only to Non-Financed Transactions.

If a transaction involves a loan, mortgage, or other financing through a financial institution already subject to AML rules, it's not reportable. The rule targets all-cash or non-financed deals.

3. The Property Must Be Residential.

The rule covers 1–4 family dwellings, condominiums, co-ops, and even vacant land intended for residential construction—located anywhere in the U.S., DC, Puerto Rico, U.S. territories, or tribal lands.

4. The Reporting Person Is Determined by the Cascade of Responsibility.

If no designation agreement is in place, the person listed as the closing or settlement agent on the closing statement is the default reporting person. Understanding this cascade is essential to compliance.

5. Designation Agreements Can Transfer Reporting Responsibility.

A title company, attorney, or other party may delegate or accept responsibility through a valid designation agreement. Both parties must sign and retain copies.

6. Reports Must Identify the Transferee and Beneficial Owners.

You'll need to collect and verify information on the entity or trust purchasing the property—and identify each beneficial owner (generally anyone owning 25% or more + or exercising substantial control).

7. Reports Will Be Filed Securely Through RRE Report.

RRE Report will serve as a secure platform for submitting required filings to FinCEN. Our system is designed to guide title agents through each step of the reporting process—ensuring the data collected is complete, accurate, and compliant before submission.

8. Retention and Recordkeeping Are Mandatory.

Copies of the filed report, designation agreement, and supporting documentation must be kept for five years from the date of filing.

9. Non-Compliance Can Lead to Civil and Criminal Penalties.

Failure to file, filing false information, or missing deadlines can result in significant penalties—so establishing internal procedures before March 1, 2026 is critical.

10. Preparation Starts Now.

Educate your team, update closing checklists, and identify how your workflow will capture beneficial ownership data early in the closing process. Early preparation ensures smooth compliance and protects your firm.