

FinCEN's ANTI-MONEY LAUNDERING REGULATIONS FOR RESIDENTIAL REAL ESTATE TRANSFERS (RRE)

Beginning: March 1st, 2026



CHICAGO TITLE

WHAT IS FINCEN'S ANTI-MONEY LAUNDERING REGULATION FOR RESIDENTIAL REAL ESTATE TRANSFERS (RRE)?

The FinCEN (Financial Crimes Enforcement Network) Anti-Money Laundering Regulations for Residential Real Estate Transfers (RRE) is a new federal reporting requirement that applies to certain non-financed residential real estate transfers. Beginning March 1, 2026, professionals involved in closings and settlements—such as escrow officers and settlement agents—must report specific transaction details to FinCEN when a residential property is transferred to a legal entity or trust, rather than to an individual.

WHEN IS REPORTING REQUIRED?

A transaction is reportable if ALL 3 of the following are true:

- The buyer is a legal entity or a trust (not an individual).
- The property is residential real estate (1– 4 units, condos, townhomes, co-ops, mixed-use with residential, vacant land intended for a 1– 4 unit home, or apartment buildings designed for 1– 4 families).
- The transfer is non-financed (all-cash or financed by a lender without AML/SAR obligations).

WHAT IS REPORTED UNDER FINCEN'S RRE RULE?

- Basic information about the buyer's legal entity or trust.
- Basic identifying information about the seller (individual, entity, or trust).
- Details about the individuals who ultimately control or benefit from that entity or trust (beneficial owners).
- Information on any individuals signing documents on behalf of the buyer.
- Source-of-funds details, including bank account information used for the purchase.



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