



FinCEN AML Reporting: What You Need to Know

The **Financial Crimes Enforcement Network (FinCEN)** is part of the U.S. Treasury Department that enforces **anti-money laundering (AML)** rules to protect the financial system. In real estate, FinCEN sometimes requires title companies to report certain types of high-value, all-cash purchases to make sure properties aren't being used to hide illegal money. For most buyers and sellers, this has little to no impact on the process, but if your transaction falls under FinCEN's AML rules, you may be asked to provide some additional information or identification. These safeguards help keep the real estate market transparent, secure, and trustworthy for everyone.

When does the rule take effect?

March 1, 2026

Does this apply to every transaction?

No. Only certain real estate transactions fall under FinCEN AML reporting requirements. Transactions are typically flagged based on factors such as:

- All-cash or non-traditional financing
- Use of legal entities or trusts
- Source of funds or ownership structure

What information may be required?

- If your transaction is subject to the rule, you may be asked to provide some or all of the following
- Government-issued identification
- Date of birth and current address
- Tax identification number (SSN, EIN, or ITIN)
- Entity or beneficial ownership details (if applicable)
- Source of funds information

These requests are federally mandated and are not optional.

Will this affect my closing timeline or costs?

Potentially. Because AML reporting involves additional verification and documentation:

- Your transaction may require extra time to complete
- An additional compliance fee will apply for transactions subject to FinCEN reporting

Your escrow officer will communicate any impacts early in the process.

How is my information protected?

All information collected is handled securely and used only to meet federal reporting requirements. Pioneer Title Company does not use this information for marketing or non-compliance purposes.

For a complete explanation—including FAQs, disclosures, and compliance requirements—visit:

pioneertitleco.com/fincen

Or contact your escrow officer—we're happy to help.