

OFFICE OF THE  
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COUNTY OF SANTA BARBARA

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**District Attorney's Real Estate Fraud Prosecution Program  
Fiscal Year 2020 - 2021 Annual Report**

The prosecution side of the Real Estate Fraud Prosecution Program was largely on hold during Fiscal Year 2020 - 2021 due to the COVID-19 pandemic, as real estate fraud and related cases were given the lowest priority in the court system. However, the investigation side of the Program remained active. The Program expects a significant uptick next year, and the Unit has already filed its first case of Fiscal Year 2021 - 2022.

**Cases**

- *People v. Adam Michael Pirozzi*  
The Real Estate Fraud Unit investigated allegations against local real estate broker Adam Michael Pirozzi. The investigation culminated with Pirozzi being charged with six felony counts including embezzlement, elder abuse and money laundering. Special allegations alleging excessive taking were also filed. The District Attorney's Office filed a motion to freeze Pirozzi's assets pending the outcome of the prosecution for the payment of restitution. The felony complaint alleges that the defendant embezzled nearly \$700,000 from his former clients. Pirozzi has pled not guilty to the charges. The case is pending preliminary hearing.

**Statistics**

- Total number of referrals: 9
- Total number of investigations: 9
- Total number of cases filed: 0
- Number of convictions obtained in the fiscal year: 0

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