

From: **MS-ISAC Advisory** <MS-ISAC.Advisory@msisac.org>

Date: Tue, Dec 23, 2025 at 1:03 PM

Subject: MS-ISAC OCAR - Nationwide Zoning and Planning Scam Targeting SLTT Residents - TLP: GREEN

To: MS-ISAC CTI <Intel@cisecurity.org>

Cc: MS-ISAC SOC <SOC@msisac.org>

Attached is the MS-ISAC's Operational Cyber Analytic Report (OCAR) – *Nationwide Zoning and Planning Scam Targeting SLTT Residents*.

The Center for Internet Security (CIS) Cyber Threat Intelligence (CTI) team is publishing this product to advise SLTTs about a scam in which threat actors masquerade as local and county planning and zoning departments to extract illegitimate land use application renewal payments from local businesses and residents. CTI has observed widespread examples of this activity across the United States, wherein threat actors masquerade as the legitimate SLTT entity targeting victims. For further examples across the country, agencies can run a simple search engine query including the terms "scam zoning and planning email" to find a volume of direct agency notices. SLTTs should consider disseminating messaging about this activity to their constituents, noting their official government email domain for correspondence.

If you would like additional information on the report, please contact the CIS CTI team at intel@cisecurity.org. For 24x7 cybersecurity incident assistance, please contact 866-787-4722 or SOC@cisecurity.org.

Multi-State Information Sharing and Analysis Center (MS-ISAC)

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