

2025 REBA ANNUAL MEETING & CONFERENCE

LUNCHEON KEYNOTE ADDRESS BY

HON. R. MARC KANTROWITZ (RET.)



The Hon. R. Marc Kantrowitz (ret.), author of the popular “Law ‘n History” articles in *Lawyers Weekly*, is the most highly published lawyer on Massachusetts state law. He has either authored or co-authored several books on criminal law, motor vehicle tort law, juvenile law, evidence, and mental health law. He has also written numerous law-related articles and chapters.

Prior to joining the REBA Dispute Resolution panel of neutrals, Judge Kantrowitz served as an associate justice in both the trial court and Appeals Court, where he handled scores of land use-related cases. In 2015, after leaving the bench, Kantrowitz served as a visiting professor/scholar at his alma mater Ohio University, both lecturing and teaching for the fall semester. The course he taught centered around one of his books, *Old Whiskey and Young Women: American True Crime Tales of Murder, Sex and Scandal*.

While a judge, Judge Kantrowitz served on several SJC committees, most notably as a member of the Model Murder-Manslaughter Jury Instructions Committee; as a member and acting chair of the Bishop-Fuller Committee, established to develop protocol concerning the rights of criminal defendants to review the psychiatric records of complainants who sought psychiatric care; and, he created and chaired, for several years, the Advisory Committee on Massachusetts Evidence Law, established to assemble the current law into one easily usable document. The *Massachusetts Guide to Evidence* (Flaschner), created under his guidance, is a mainstay, along with his *Criminal Law Sourcebook* (MCLE), in courts throughout the Commonwealth. He has also taught at various local institutions and currently teaches criminal trial advocacy at Northeastern University’s School of Law.

From 1972 to 1985, Judge Kantrowitz served in the United States Army Reserves, leaving as a Captain in the Quartermaster Corps. He earned a B.A., *cum laude*, from Ohio University, an M.A. in political science from Ohio University, and a J.D. from the University of Toledo College of Law. To learn more, visit www.rmarckantrowitz.com.

BREAKOUT SESSIONS

GENERAL SESSIONS

Understanding Where You Stand: Changes in Standing Law

Overview of Preexisting Nonconforming Protections

Wave Goodbye to Home Inspection Waivers

New BBO Requirements for Title Insurance Agents ~ Ethics Session

BERDO 2.0: Boston’s Carbon Neutrality Requirements

FinCEN’s Real Estate Report Requirements: What Lawyers Must Collect and Report

Recent Developments in Massachusetts Case Law

PRACTICAL SKILLS

Caveats and Liability Risks of Remote Title Examining

Conveyancer’s Guide to Tax Titles

Zoom Etiquette: From Boardrooms to Courtrooms to Town Hall

CONTINUING EDUCATION SECTION CO-CHAIRS

Kimberly A. Bielan
Elizabeth J. Young
Kendra L. Berardi

EXHIBITOR / SPONSOR

For more information, contact Matt Zarrella, zarrella@reba.net

REGISTRATION

Registration form enclosed or register online at www.reba.net.

QUESTIONS?

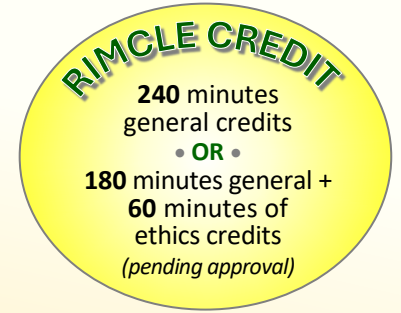
Call: (617) 854-7555
Email: admin@reba.net
Visit: www.reba.net

Four Points by Sheraton Hotel
1125 Boston-Providence Tpke, Norwood

7:30 AM - 2:45 PM
Monday, November 3, 2025

SCHEDULE OF EVENTS

7:30 AM - 8:30 AM	Registration and Exhibitors' Hour
8:30 AM - 1:15 PM	BREAKOUT SESSIONS (<i>see descriptions below</i>)
1:20 PM	CONFERENCE LUNCHEON & PLENARY SESSION
1:20 PM - 1:35 PM	Opening Remarks by REBA President Noel Di Carlo
1:35 PM - 2:05 PM	Business Meeting and REBA Committee Reports
2:05 PM - 2:25 PM	Luncheon Keynote by Hon. R. Marc Kantrowitz (ret.)
2:25 PM - 2:45 PM	Concluding Remarks and Adjournment



8:30 AM - 9:30 AM	TIFFANY A
9:45 AM - 10:45 AM	TIFFANY A

Understanding Where You Stand: Changes in Standing Law

As part of the 2024 Affordable Homes Act, the law of standing was recently amended, imposing additional requirements on plaintiffs challenging municipal approvals under G.L. c. 40A, §17. In addition to removing the presumption of aggrievement for certain plaintiffs, the Legislature imposed heightened pleading requirements – gone are the days where “Plaintiff is aggrieved by the decision” was a sufficient allegation to pass the initial standing hurdle. This panel will discuss the recent legislative changes, the case law applying the same, and provide an analysis of best practices for pleading under the new standard.



KATHLEEN M. HEYER ELIZABETH ANN LAKE

8:30 AM - 9:30 AM	TIFFANY B
11:00 AM - 12:00 PM	ROOM 104

BERDO 2.0: Boston's Carbon Neutrality Requirements

Boston's Building Emissions Reduction & Disclosure Ordinance (BERDO 2.0) sets requirements reducing greenhouse gas emissions generated by Boston's large buildings. Beyond reporting annual energy and water consumption, building owners subject to BERDO 2.0 must comply with citywide building emissions limits that decrease every five years to net zero in 2050, unless a tailored emissions reduction schedule or other alternative compliance pathway is approved on a case-by-case basis. Within the larger context of Boston's decarbonization strategy that encompasses zoning and building code changes, our panel will present BERDO 2.0 considerations affecting decision-making for project proponents and building owners. In addition to those compliance considerations, this session will also cover how BERDO 2.0 impacts commercial lease negotiations.



DAVID LINHART MICHAEL W. PARKER MICHAEL J. RILEY

8:30 AM - 9:30 AM	ESSEX / LENOX
9:45 AM - 10:45 AM	ESSEX / LENOX

An Overview of Preexisting Nonconforming Protections

Join us for a focused and practical exploration of how Massachusetts zoning law treats pre-existing, non-conforming lots, structures, and uses under G.L. Chapter 40A, Section Six. This program will delve into the statutory framework and evolving case law that governs non-conforming properties, providing clarity on key legal standards, including alterations, extensions, and reconstruction of non-conformities. Attendees will gain insight into how courts have interpreted Section Six, what constitutes abandonment or intensification of use, and the implications for permitting and litigation strategy.



KATE MORAN CARTER NICHOLAS P. SHAPIRO

11:00 AM - 12:00 PM	ROOM 101
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Wave Goodbye to Home Inspection Waivers

A recently-enacted Massachusetts law significantly limits the use of home inspection waivers in residential transactions, with important implications for drafting, negotiation, and risk management. This session will walk through the new rules, key exemptions, disclosure requirements, as well as potential pitfalls for buyers, sellers, and brokers. The presenters will also cover practical strategies for compliance and protecting client interests.



JUSTIN DAVIDSON TIMOTHY J. VAN DER VEEN

8:30 AM - 9:30 AM	ROOM 104
9:45 AM - 10:45 AM	ROOM 104

FinCEN's Real Estate Report Requirements: What Lawyers Must Collect & Report

Beginning on December 1st, the federal government (FinCEN) will require reporting on certain residential real estate transactions – generally those without a conventional mortgage, and where the transferee is an entity or trust. This session will review the basics of what transactions will trigger a report and what the reports must include, and provide practical suggestions to help your firm prepare for compliance.



RUTH A. DILLINGHAM

SCHEDULE OF EVENTS

8:30 AM - 9:30 AM | ROOM 101
9:45 AM - 10:45 AM | ROOM 101

Ethics Session



CONRAD J. BLETZER JR



MICHAEL J. ROSSI

Understanding the BBO Requirements for Title Insurance Agents

This presentation will provide an overview of the recently updated rules and requirements governing attorney conduct in title insurance transactions. We will examine the practical implications for conveyancers, including compliance considerations and the potential impact on day-to-day real estate practice. The program will also address related ethical issues, such as entering into business transactions with clients and navigating conflicts of interest when representing both buyers and lenders in the same transaction. Participants will gain a clear understanding of the new standards and strategies for aligning their practices with these requirements.

8:30 AM - 9:30 AM | ROOM 103
11:00 AM - 12:00 PM | ROOM 101

► PRACTICAL SKILLS SESSION

Caveats & Liability Risks of Remote Title Examining



MELANIE E. KIDO



DOMINIC H. PONCIA III

Join us for an in-depth discussion of the complexities and risks associated with remote real estate title examination. As technology continues to reshape the real estate landscape, remote title examination is increasingly common. However, it comes with its own challenges, including compliance with Massachusetts Title Standards, the potential for document rejection, and the evolving role of AI in title searches. Our panelists will discuss the unique challenges of remote title examination, including the risks and mitigation of document rejection; implications of AI-driven title examination and its limitations; best practices for ensuring compliance with state laws and local registry rules; and, liability risks while safeguarding against potential title claims. Whether you are a lawyer, title agent or real estate professional, this breakout will provide the insights and tools needed to navigate the evolving title examination landscape with confidence.

9:45 AM - 10:45 AM | ROOM 103
11:00 AM - 12:00 PM | ROOM 103

► PRACTICAL SKILLS SESSION

A Conveyancer's Guide to Tax Titles



ALLISON A. FINNELL



KENNETH A. MITCHELL JR.

Our panelist will discuss the basics of tax title, from the perspective of the municipality, as well as the perspective of the examiner or conveyancer. Attorney Finnell will detail the life cycle of a tax taking, including how a municipality secures its lien-in compliance with M.G.L. Chapters 59 and 60. Attorney Mitchell will discuss title examination tactics and underwriting considerations, when faced with both land of low value takings and tax title decrees. The panelists will also cover the judicially monitored process of the Land Court, and action to quiet title, and will also describe how a municipality sells a foreclosed property.

9:45 AM - 10:45 AM | TIFFANY B
11:00 AM - 12:00 PM | TIFFANY B

► A MODERN PRACTICAL SKILLS SESSION

Zoom Etiquette: From Boardrooms to Courtrooms to Town Hall



HON. DIANE R. RUBIN



HON. HOWARD P. SPEICHER (ret)

Our panelists will offer guidance on advocating effectively while appearing remotely, and maximizing videoconferencing tools, and avoiding common pitfalls. Join Judges Rubin and Speicher, as they share with us entertaining and instructional anecdotes, drawn from their Zoom experience on both the bench, and in mediation and arbitration. Registrants will gain a better understanding of proper lighting, audio and background, as well as appropriate etiquette, attire and decorum.

12:15 PM - 1:15 PM | ROOM 103
Video Simulcasts | ROOM 101 & 104



PHILIP S. LAPATIN

Recent Developments in Massachusetts Case Law

We are thrilled to welcome Phil Lapatin back to the REBA podium, as he continues his 47th year as case commentator at our twice-yearly conferences. Phil's program, concluding the Conference's educational component, is REBA's most popular breakout session, and participation is essential for any practicing real estate lawyer. Lapatin is the 2008 recipient of the Association's highest honor, the Richard B. Johnson Award.

2025 REBA ANNUAL MEETING & CONFERENCE

REGISTRATION

To register, complete this form and return it with payment to:
REBA Foundation, Post Office Box 432, North Easton, MA 02356
You may also register by phone at 617.854.7555 or online at www.reba.net.

By October 27 After October 27

- | | | |
|--|--------|--------|
| <input type="checkbox"/> Register me as a REBA member in good standing: | \$ 280 | \$ 305 |
| <input type="checkbox"/> Register me as a non-REBA member guest: | \$ 320 | \$ 345 |
| <input type="checkbox"/> I would like to purchase the conference syllabus: | \$ 190 | \$ 190 |

☐ CHECK

Payable to: *REBA Foundation*

Check No.: _____

Date: _____

☐ CREDIT CARD

Card No.: _____

Exp Date: _____

Signature: _____ Date: _____

REGISTRANT:

Full Name: _____ Call Name (for nametag): _____

Company: _____

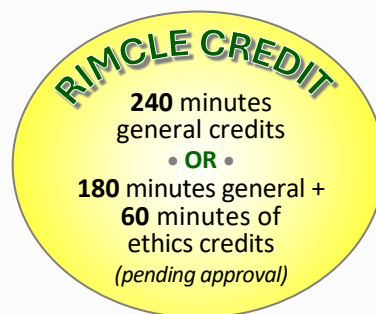
Address: _____ City, State ZIP: _____

Phone: _____ ☐ Mobile ☐ Office Email: _____

ENTRÉE:

For the Conference luncheon, please select one of the following entrées

- | | | |
|-------------------------------------|--|--|
| <input type="checkbox"/> Steak | | <i>House-Marinated Sirloin Steak Tips (GF)</i> |
| <input type="checkbox"/> Salmon | | <i>Slow-roasted Atlantic Salmon with Lemon Butter (GF)</i> |
| <input type="checkbox"/> Vegetarian | | <i>Roasted Portobello, Red Pepper, Zucchini, Squash Tower (GFVV)</i> |
| <input type="checkbox"/> Can't Stay | | <i>I am unable to stay for the luncheon portion of the program</i> |
| <input type="checkbox"/> Not Eating | | <i>I will attend the Conference luncheon, but will not be eating</i> |



REBA's 2025 Annual Meeting & Conference welcomes both members and non-members. The registration fee includes the breakout sessions, conference luncheon, and syllabus. Register via mail at Post Office Box 432, North Easton, MA 02356, via phone at (617) 854-7555 or online at www.reba.net; submit one registration per attendee. Registration will be confirmed by email. REBA cannot offer discounts for registrants who attend only part of the conference. To guarantee a reservation, please send your registration, along with the appropriate fee, on or before October 27, 2025. Registrations received after October 27, 2025 will be subject to a late registration fee of \$25. After October 27, 2025, registrations cannot be cancelled; however, substitutions of registrants attending the program are welcome. Conference materials will be shipped to non-attendee registrants. If you have any questions regarding continuing legal education (CLE) credit, contact Bob Gaudette at gaudette@reba.net or (617) 854-7555. We ask that you kindly refrain from cell phone use during the breakout session presentations and Conference luncheon.

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