

# REBA

## 2026 SPRING CONFERENCE

LUNCHEON KEYNOTE ADDRESS BY

### ATTORNEY GENERAL ANDREA JOY CAMPBELL



A member of the Democratic Party, Andrea Joy Campbell was sworn in as the 45th Attorney General of the Commonwealth of Massachusetts in 2023, becoming the first woman of color to win statewide office in Massachusetts, and the second Black person to hold the position, preceded by Edward Brooke.

Previously, Attorney General Campbell served on the Boston City Council from 2016 to 2022, and was council president from 2018 to 2020.

In 2015, Attorney General Campbell successfully ran for Boston City Council, becoming the first woman to represent District 4 on the Council. Her first piece of legislation was the Community Preservation Act, which still generates over \$20 million annually for new affordable housing, historical preservation, and parks and open space. In 2018, she was unanimously elected City Council President – the first Black woman to hold that title.

In addition, Attorney General Campbell also spent three months working as the interim general counsel for Boston's Metropolitan Area Planning Council. She later worked as deputy legal counsel to Governor Deval Patrick.

After graduating from UCLA School of Law, Attorney General Campbell began her legal career by spending a year working as a staff attorney at EdLaw, a nonprofit in Roxbury that provided students and parents with free legal services pertaining to education rights and access to education. After this, she spent two years at the Proskauer Rose law firm, where she provided advice to companies in Boston and New York City on matters related to employment law and labor relations.

**REGISTRATION ENCLOSED \* OR \* REGISTER AT [WWW.REBA.NET](http://WWW.REBA.NET)**

#### BREAKOUT SESSIONS

##### ~ GENERAL SESSIONS ~

*Understanding the DOR's Withholding Requirements*

*Trust & Estate Landmines: Don't Let Them Blow Your Closing*

*Regulatory Requirements: When Local Conditions in Project Approvals Conflict*

*Creation and Discontinuance of Public and Private Ways: What your GPS Won't Tell You*

*Commitments to Closings: Title Insurance Endorsements for Commercial Transactions*

*Navigating the Current State of the (not so) Summary Process Eviction Litigation*

*Recent Developments in Massachusetts Case Law*

##### ~ PRACTICAL SKILLS ~

*Breaking Ground Without Breaking the Law: Navigating Residential Construction Disputes*

*Whose Land is it Anyway? Fundamentals of Easements and Adverse Possession*

*Document Drafting and Trusts for Condominiums, Great and Small*

#### CONTINUING EDUCATION SECTION CO-CHAIRS

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

#### EXHIBITORS & SPONSORS

For more information, contact Matt Zarrella, [zarrella@reba.net](mailto:zarrella@reba.net)

#### REGISTRATION

Registration form enclosed or register online at [www.reba.net](http://www.reba.net).

#### QUESTIONS?

Call: (617) 854-7555  
Email: [admin@reba.net](mailto:admin@reba.net)  
Visit: [www.reba.net](http://www.reba.net)

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

7:30 AM - 2:45 PM  
Monday, May 11, 2026

# SCHEDULE OF EVENTS

7:30 AM - 8:30 AM	Registration and Exhibitors' Hour
8:30 AM - 1:15 PM	BREAKOUT SESSIONS ( <i>see times and descriptions below</i> )
1:20 PM	CONFERENCE LUNCHEON and PLENARY SESSION
1:20 PM - 1:35 PM	Opening Remarks by REBA President Nicholas P. Shapiro
1:35 PM - 2:05 PM	Business Meeting and REBA Committee Reports
2:05 PM - 2:25 PM	<b>Luncheon Keynote by Attorney General Campbell</b>
2:25 PM - 2:45 PM	Concluding Remarks and Adjournment



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



LEO J. CUSHING



TUCKER DULONG

## ***Understanding the DOR's Reporting and Withholding Requirements***

Effective November 1, 2025, the Massachusetts Department of Revenue implemented new nonresident tax withholding regulations applicable to real estate transfers where the gross sales price equals or exceeds \$1,000,000. This session will provide a comprehensive overview of the new regulations. Our panelists will cover key topics, including closing attorney and seller obligations, required forms, exemptions, filing and remittance logistics, frequently asked questions, and much, much more.

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



JAMES J. CASIELLO JR.



JONATHAN M. WHITE

## ***Trust and Estate Landmines: Don't Let Them Blow Your Closing***

Your buyer is ready to close, then the title exam reveals the seller inherited from parents, who inherited from grandparents – and nobody probated anything. Conveyancing attorneys often don't see these problems coming until it's too late. Our panelists, who specialize in untangling these probate issues, will walk you through real-life scenarios involving missing probates, un-probated multi-generational chains, nominee trusts, deceased trustees, and expired trust provisions. Learn how to spot these issues early, request the right documents, and become the lawyer who saves deals.

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



COLETTE D. IRVING



KIM L. MARTIN-EPSTEIN

## ***Regulatory Requirements: When Local Conditions in Project Approvals Conflict***

Developers approach cities and towns for zoning relief under M.G.L. Ch. 40B, well in advance of a development project's financing and readiness to break ground. Many projects benefiting from 40B comprehensive permits are also funded by state housing subsidy sources and low-income housing tax credit equity allocated by the Commonwealth. What happens when the conversations and the comprehensive permit don't fully align with the affordability requirements and the monitoring authority of the Commonwealth, once the project is fully funded and ready to go? Sometimes tensions arise that create undue delay in a project's financing closing. We will explore the nature of these conflicts and how to avoid them.

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



GWEN NOLAN KING



DIANE C. TILLOTSON

## ***Creation and Discontinuance of Public and Private Ways: What GPS Won't Tell You***

Our panelists will provide an overview of how public and private ways have been established under Massachusetts law over the last two centuries. They will discuss the evolving legal landscape regarding the rights and responsibilities for public and private ways, with a specific focus on the recent SJC decision in *Town of Concord v. Rasmussen* and its impact on municipalities, landowners, surveyors, and title examiners.

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



MARGARET M. FORTUNA



ALLEN D. HANKINS

## ***Commitments to Closings: Title Insurance Endorsements for Commercial Transactions***

Endorsements are where a commercial title policy becomes deal-specific – and where many of the biggest issues are resolved (or missed). In this session, the panelists will break down the endorsements most commonly requested in commercial transactions, along with more specialized options. They will connect common title risks to the endorsements that address them, with practical takeaways for spotting needs early and avoiding delays.

# SCHEDULE OF EVENTS

11:00 AM - 12:00 PM | ESSEX / LENOX



SHAHRIA H.  
BOSTON



JORDANA ROUBICEK  
GREENMAN

## ***Navigating the Current State of the (not so) Summary Process Eviction Litigation***

Our panelists will review the various standing orders put in place since March, 2020, as well as the updates, amendments and additions to Mass General Laws, Chapters 239 and 186. Additionally, they will also discuss the procedural differences between the District Court and Housing Court, as well as the variations based upon the different housing court districts.

8:30 AM - 9:30 AM | TIFFANY A

9:45 AM - 10:45 AM | TIFFANY A

### ► PRACTICAL SKILLS SESSION

## ***Breaking Ground Without Breaking the Law: Navigating Key Issues in Residential Construction Disputes***



CHRISTOPHER K. SWEENEY



ROBERT W. STETSON III

In Massachusetts, residential construction is a heavily regulated industry, laden with traps for unwary homeowners, construction contractors, and real estate professionals. This session will offer common-sense guidance for avoiding these pitfalls. Among other topics, it will cover disputes arising out of the sale of real estate by builder-vendors, common ground-up construction disputes, and issues that regularly arise out of the Massachusetts Home Improvement Contractor Act, G.L. c. 142A, § 1, *et seq.* It also will provide tips for drafting statutorily compliant construction agreements, an overview of process for perfecting or defending against mechanics' liens, a description of registration requirements for HIC contractors, and a discussion of the applicability of the implied warranty of habitability to new-construction projects.

8:30 AM - 9:30 AM | ESSEX / LENOX

9:45 AM - 10:45 AM | ESSEX / LENOX

### ► PRACTICAL SKILLS SESSION

## ***Whose Land is it Anyway? Fundamentals of Easements and Adverse Possession***



ROBERT K. HOPKINS



NATASHA K. PECK

We all learned about easements and adverse possession at law school in first year property class. But how are they used and applied in the real world? How can you use these legal concepts to your client's advantage? This session will review the various types of easements and their characteristics, and analyze how to best use (or defend against) them in practice. In addition, the speakers will also provide a primer on the oft-forgotten doctrine of adverse possession, and its interplay with title and easement rights.

8:30 AM - 9:30 AM | TIFFANY B

11:00 AM - 12:00 PM | ROOM 104

### ► PRACTICAL SKILLS SESSION

## ***Document Drafting and Trusts for Condominiums, Great and Small***



KIMBERLY A. BIELAN



AMY B. COLLINS

This session is designed to sharpen your condominium drafting and interpretation skills with real-life strategies that work across diverse practice settings. We will move beyond theory to address the ground-level realities real estate lawyers face daily. We will discuss a number of topics, including balancing regulatory compliance with readability, and adapting declaration and bylaw provisions for unique project characteristics. You will gain a practical toolkit of drafting considerations and best practices, specifically tailored to your condominium project's size, budget, and community objectives. We will also discuss advising condominium associations that are charged with interpreting governing documents and practical advice for common challenges.

12:15 PM - 1:15 PM | ROOM 103

Video Simulcasts | ROOMS 101 & 104

## ***Recent Developments in Massachusetts Case Law***



PHILIP S. LAPATIN

Now in his forty-eighth year as case commentator at REBA's semi-annual conferences, Phil Lapatin continues to draw a full house with his case law update. Participation in this program, which concludes the Conference's educational component, is essential for any practicing real estate lawyer. Phil is the 2008 recipient of the Association's highest honor, the Richard B. Johnson Award, for lifetime achievement.

# REBA

## 2026 SPRING 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](http://www.reba.net).

	<i>by May 4<sup>th</sup></i>	<i>after May 4<sup>th</sup></i>
<input type="checkbox"/> Register: REBA Member in Good Standing:	\$ 280	\$ 305
<input type="checkbox"/> Register: Non-REBA Member Guest:	\$ 320	\$ 345
<input type="checkbox"/> I will 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  WORK Email: \_\_\_\_\_

### ENTRÉE:

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

- Chicken | *Grilled Chicken in Mushroom Marsala Sauce (Gluten/Dairy Free)*
- Steak Tips | *Grilled Steak Tips in a House Marinade (Gluten/Dairy Free)*
- Vegetarian | *Roasted Vegetable Tower with Quinoa & Balsamic Glaze (GFVV)*
- Can't Stay | *I am unable to stay for the luncheon portion of the program*
- Not Eating | *I will attend the Conference luncheon, but will not be eating*



The 2026 REBA Spring Conference welcomes both members and non-members. The registration fee includes the breakout sessions, Conference luncheon and syllabus. Submit one registration per attendee, via mail: *REBA Foundation, Post Office Box 432, North Easton, MA 02356*; via phone: (617) 854-7555; or online: [www.reba.net](http://www.reba.net). 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 May 4, 2026. Registrations received after May 4, 2026 will be subject to a late registration fee of \$25. After May 4, 2026, registrations cannot be cancelled; however, substitutions of registrants attending the program are welcome. Conference materials will be shipped to non-attending registrants. If you have any questions regarding continuing legal education (CLE) credit, please contact Bob Gaudette at [gaudette@reba.net](mailto:gaudette@reba.net), or by phone at (617) 854-7555. We ask all attendees to kindly refrain from cell phone use during the breakout session presentations and Conference luncheon.

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 1125 Boston-Providence Tpke, Norwood

**7:30 AM - 2:45 PM**  
**Monday, May 11, 2026**