

# 2020 REBA Virtual Annual Meeting & Conference

To continue serving the needs of our members in today's era of social distancing and remote work and learning, the 2020 REBA Annual Meeting & Conference will be a completely virtual experience, permitting registrants to access, at their convenience, all ten of the hour-long, RIMCLE-accredited scheduled breakout sessions remotely from their homes or offices.

On **Monday, November 2, 2020**, video recordings of the ten hour-long, RIMCLE-accredited breakout presentations, including two, one-hour sessions of Phil Lapatin's popular *Recent Developments in Massachusetts Case Law*, as well as the syllabus materials, will be available online to registrants for 30 days. At 1:30 pm, there will be a live broadcast of the plenary session and business meeting, which will include remarks from REBA President Jen Markowski and President-elect Neil Golden.

## GENERAL BREAKOUT SESSIONS

*Do's and Don'ts of Deeds of Distribution*

*Pervasive Title Pitfalls: Greatest Hits & Misses*

*Tales from the REBA Ethics Hotline:  
Questions for Conveyancers*

*Got Tenancy? At-Will or At-Sufferance*

*The Good, Bad and Ugly:  
What's Brewing on Beacon Hill?*

## PRACTICAL SKILLS SESSIONS

*Working with Life Estates:  
Creation, Changes & Conveyances*

*Navigating the 2006 Mortgage Discharge Law:  
It's Not as Complicated as it Looks*

*Don't Fight Authority: Authority Always Wins*

*Massachusetts Lead Paint Laws:  
Painting the Risk Landscape*

*Recent Developments in Massachusetts Case Law\**

*\*We will offer two one-hour sessions of Phil Lapatin's popular *Recent Developments in Massachusetts Case Law*, covering an entire year of case law.*

### ★ CLE CREDIT ★

The RIMCLE has approved REBA's AMC20 for 300 minutes of general, OR 60 minutes of ethics + 240 minutes of general, video replay credits.

### ★ CONTINUING EDUCATION SECTION ★

Kendra L. Berardi & Elizabeth J. Young, *Co-chairs*

### ★ SPONSOR OPPORTUNITIES ★

For more information, contact Victoria D'Angelo at (617) 854-7555 or at [dangelo@reba.net](mailto:dangelo@reba.net).

### ★ QUESTIONS? ★

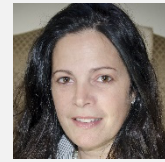
For questions, contact REBA at (617) 854-7555, [admin@reba.net](mailto:admin@reba.net), or visit us at [www.reba.net](http://www.reba.net).

REGISTER ONLINE AT [WWW.REBA.NET](http://WWW.REBA.NET)

# SCHEDULE OF EVENTS

## *Do's and Don'ts of Deeds of Distribution*

Join Massachusetts Land Court Chief Title Examiner Christina Geaney and Stewart Title Underwriting Counsel Tracie Kester for a discussion of deeds of distribution under the MUPC, and when (if ever) they can be used when the property is registered land. Geaney will review the recent Memorandum regarding Land Court Guideline 14, *Death: The Effect of Death upon Registered Land Titles*, as well as the new Complaint for Certificate After Death form, which replaced the prior LCP-2 form. Kester will review statutes and case law relating to deeds of distribution and their effect on real estate titles.



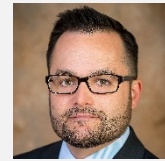
CHRISTINA T.  
GEANEY



TRACIE M.  
KESTER

## *Pervasive Title Pitfalls: The Greatest Hits (and Misses)*

It is often remarked that history repeats itself, and the same is true when speaking of certain real estate title issues. Join our panelists for a lively discussion as they review a range of topics, including probate, trusts, homestead, acknowledgments, and others, highlighting recurring problems, common misconceptions, and appropriate remedial measures. This program will provide valuable insights for the experienced practitioner and title newcomer alike.



TUCKER  
DULONG



DANIEL J.  
VIEIRA

## *Tales from the REBA Ethics Hotline: Questions for Conveyancers*

Rodney Dowell, Chief Bar Counsel to the Board of Bar Overseers of the Supreme Judicial Court, and Kathleen O'Donnell, Co-chair of the REBA Ethics Section, present REBA's biannual update of current ethical dilemmas faced by conveyancers, including a discussion of the new rule on clients' files.



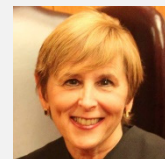
RODNEY S.  
DOWELL



KATHLEEN M.  
O'DONNELL

## *Got Tenancy? At-Will or At-Sufferance*

As most of us already know, a tenancy is an exclusive possessory interest in real property for a period of time. However, to determine what rights are bestowed upon a tenant and landlord, we must take a closer look. This program will cover various types of residential and commercial tenancies, with an emphasis on the distinctions between tenancies at-will and tenancies at-sufferance. Hopefully, following your participation, we will help you answer whether you have "Got Tenancy."



HON. MARYLOU  
MUIRHEAD



TED S.  
PAPADOPOULOS

## *The Good, Bad and Ugly: What's Brewing on Beacon Hill?*

Unlike in years past, fewer lawyers serve in elective office, particularly the Massachusetts legislature. Even so, bills that would affect the practice of conveyancing, landlord/tenant, zoning and land use law are integral to debate on important public policy issues on Beacon Hill. The panelists will cover the prospects for zoning reform, deed transfer taxes, resumption of rent control and other measures intended to create more affordable housing. National and local well-funded efforts to expand emerging technologies in closings, including remote online notarization, challenge REBA to remain vigilant in opposing legislation that would marginalize conveyancing practice by lawyers. We will discuss how REBA will face these and other challenges.



FRANCIS J.  
NOLAN



EDWARD J.  
SMITH

# SCHEDULE OF EVENTS

## ► Practical Skills Session

### ***Working with Life Estates: Creation, Changes & Conveyances***

Life estates are considered an effective estate planning tool, although the details can have unintended tax and non-tax consequences, including high capital gains taxes for the remaindermen if the real estate is sold before the life-tenant dies. These untoward consequences are exacerbated by the new MassHealth guidelines, which use different life estate tables than the traditional IRS tables to allocate sales proceeds between the life tenant and to the remaindermen. This session will review recent cases on the remainder's rights to a homestead estate, and the right (if any) of the life tenant to change the remainder interests. It will also provide a chart that can be appended to closing disclosures to ensure proper settlement.



LEO J.  
CUSHING

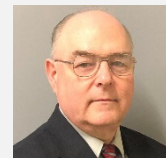


LISA J.  
DELANEY

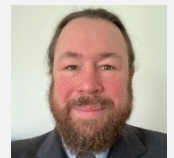
## ► Practical Skills Session

### ***Navigating the 2006 Mortgage Discharge Law: It's Not as Complicated as it Looks***

In 2006, as a REBA legislative initiative, MGL ch. 183, §§ 54-55 were substantially amended to assist homeowners and conveyancers with the vexing issues of missing and improper mortgage discharges. As we all know, problems with discharges persist. These amendments are commonly referred to as "The Mortgage Discharge Law." Since these amendments were enacted, the Law has been somewhat well-utilized by some lawyers and title insurance claims departments. However, many remain mystified by the variety of curative options provided in the Law and how they can be used to resolve any given discharge problem. This session will review The Mortgage Discharge Law and how it works, and provide examples of solutions that this statute offers.



WARD P.  
GRAHAM



KURT F.  
STUCKEL

## ► Practical Skills Session

### ***Don't Fight Authority – Authority Always Wins***

Ever wonder what your underwriter means when asking if the signer of your closing documents is an authorized signatory? Are there any exceptions to signatory authority? Whether you are handling a residential or commercial transaction, improper authority documents can delay, and sometimes undermine, your transaction. Covering foreclosure documents, trusts, LLCs, corporations, and more, we will discuss what documentation you must review in determining whether the person executing the document possesses authority to do so, and what documentation you must record to satisfactorily establish that authority.



MATTHEW J.  
CARBONE

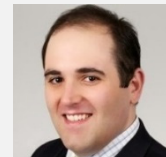


MARGARET M.  
FORTUNA

## ► Practical Skills Session

### ***Massachusetts Lead Paint Laws: Painting the Risk Landscape***

Lawyers, property owners, and landlords all must be aware of the risks associated with lead and lead poisoning, before and after closings. Both hidden and obvious pitfalls exist for those who own properties that may contain lead paint. Lawyers must understand the relevant statutes, regulations, and cases that govern lead litigation and affect transactions throughout Mass. This program will provide a practical discussion of lead paint legal issues through real-life examples from lawyers who have tackled these problems in transactions and in litigation.



VINCENT N.  
DePALO



DOMINIC H.  
PONCIA III

## ► Two Hour Program

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

Now in his forty-second year as case commentator at REBA's twice-yearly conferences, Phil Lapatin continues to draw a full house with this session. Attending his twice-yearly presentations are a must for any practicing real estate lawyer. Phil is the 2008 recipient of the Association's highest honor, the Richard B. Johnson Award.



PHILIP S.  
LAPATIN

# 2020 REBA ANNUAL MEETING & CONFERENCE

## REGISTRATION

Complete this registration and return it with payment to:

REBA Foundation, 295 Devonshire Street, 6<sup>th</sup> Floor, Boston, MA 02110

You may also register by phone at 617.854.7555 or online at [www.reba.net](http://www.reba.net).

	By Oct 26	After Oct 26
<input type="checkbox"/> Please register me as a REBA member in good standing:	\$ 235	\$ 260
<input type="checkbox"/> Please register me as a non-REBA member guest:	\$ 275	\$ 300
<input type="checkbox"/> I would like to purchase the conference syllabus:	\$ 200	\$ 200
	\$ _____	\$ _____

### Payment Information

**Check** *Pay to REBA Foundation*

Check No: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Credit Card**

Card No.: \_\_\_\_\_

Expiration: \_\_\_\_\_



### Registrant Information

Name of Registrant: \_\_\_\_\_

Call Name (for nametag): \_\_\_\_\_ Title: \_\_\_\_\_

Firm/Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_  Mobile  Work Email: \_\_\_\_\_

**General Information:** REBA's 2020 Annual Meeting & Conference welcomes both REBA members and non-members. The registration fee includes the breakout sessions, plenary session and electronic syllabus. Register via mail, phone or online at [www.reba.net](http://www.reba.net); submit one registration per attendee. We will confirm registration by email. To guarantee a reservation, please send your registration, along with the appropriate fee, on/before October 26, 2020. Registrations received after October 26, 2020 will be subject to a late registration fee of \$25. Registrations may be cancelled in writing on/before October 26, 2020 and will be subject to a processing fee of \$25. Registrations cannot be cancelled after October 26, 2020; however, we welcome substitutions of registrants attending the program. Conference materials will be mailed to non-attendee registrants. The AMC20 has been approved by the RIMCLE for 240 minutes of general credits OR 60 minutes of ethics + 180 minutes of general credits. Professional liability insurance and CLE credits in other states are also available. For more information, contact Bob Gaudette at 617.854.7555 or [gaudette@reba.net](mailto:gaudette@reba.net).

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