2026 REBA ANNUAL MEETING & CONFERENCE

LUNCHEON KEYNOTE ADDRESS BY:

GREGORY P. VASIL

President/CEO of the Greater Boston Real Estate Board

As President and CEO, Greg Vasil has led the Greater Boston Real Estate Board (GBREB) with distinction for more than 20 years. Under his leadership, the Board's membership grew from 7,000 to more than 13,000, making it the largest and most influential real estate trade association in New England. It is also the oldest real estate trade association in the country. GBREB's mission focusses on the continuing education, advocacy and career advancement for individuals in the residential and commercial real estate industry, as well as advocacy on property rights, tax issues and regulatory matters.

As REBA's natural ally on Beacon Hill addressing the Massachusetts housing shortage, the GBREB backed enactment of the MBTA Communities Act (2021) and the Affordable Homes Act (2024). Under Greg's leadership, the Board filed an amicus brief, as did REBA, in the seminal SJC case, *Attorney General v. Town of Milton, et al,* upholding the constitutionality of the MBTA Communities Act. In addition to amicus briefs in the SJC, GBREB has filed amicus briefs in the U.S. Supreme Court, in cases involving property rights.

Prior to joining GBREB, Greg served as director of the Massachusetts Environmental Strike Force and as vice president of strategic risk management and regulatory affairs for MassDevelopment. Since 2004, Greg has been a visiting faculty member in the Real Estate Finance Program at Boston University's Metropolitan College.

Greg received his J.D. from Suffolk University Law School and is a graduate of Tufts University and the Real Estate Finance Program at Boston University.

BREAKOUT SESSIONS

Fake Cases; Real Consequences: Incorporating AI into your Practice ~ Ethics Session

Lessons From Riverview and the New Fannie/Freddie Regulations

Got Water? Obtaining Permits Under State/Local Wetlands Laws

From "Study" to Statute: FY27 Budget Bill's Reforms to Zoning Act & What Comes Next

Breaking Up Is Hard to Deed: Divorce, Real Estate and Massachusetts Title Practice

Navigating the New Zoning Paradigm: Legislative Updates and Dover Amendment Insights

P&S & Addendums: Keeping Up with Legal & Regulatory Changes ~ Practical Skills

Registered Land Document Approvals: What to Know Before You Close ~ Practical Skills

Recent Developments in Massachusetts Case Law

CONTINUING EDUCATION SECTION CO-CHAIRS

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

EXHIBITORS & SPONSORS

For more information, contact Nicole Cohen, cohen@reba.net.

REGISTRATION

Register online at www.reba.net or by mail using the form on the back of the brochure.

QUESTIONS?

Phone: (617) 854-7555
Email: cohen@reba.net

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

7:30 AM - 2:45 PM
Monday, November 2, 2026

SCHEDULE OF EVENTS

7:30 AM - 8:30 AM	Registration and Exhibitors' Hour
8:30 AM - 1:15 PM	BREAKOUT SESSIONS *(see times and descriptions below)*
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	**Luncheon Keynote by Gregory P. Vasil**
2:25 PM - 2:45 PM	Concluding Remarks and Adjournment

RIMCLE CREDIT
240 minutes general credits
• **OR** •
180 minutes general + **60** minutes of ethics credits
(credit pending)

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

ETHICS SESSION

KENDRA L. BERARDI

MICHAEL J. ROSSI

Fake Cases; Real Consequences: Incorporating AI into your Practice Responsibly

It's no secret that AI is becoming increasingly integrated into legal practice and it's crucial that lawyers and legal professionals understand both its capabilities and its limits. The panelists will examine the ethical duty of technological competence, and the growing use of AI for research, drafting, document review and practice management, as well as the risks that arise from unverified outputs, including recent cases involving AI hallucinations. They will also explore confidentiality concerns, the importance of maintaining professional judgment when using automated tools, and practical guardrails for the use of AI, including supervision, verification, data-protection protocols, and firm policies that promote responsible innovation while preserving core professional obligations.

8:30 AM - 9:30 AM | TIFFANY B
9:45 AM - 10:45 AM | TIFFANY B

KATE MORAN CARTER

THOMAS O. MORIARTY

Lessons From Riverview and the New Fannie / Freddie Regulations

After structural engineers found that the concrete slabs at the 80-unit Riverview-in-Cambridge Condominium were dangerously compromised, the building was evacuated and the City of Cambridge ordered it razed as unsafe. Facing a repair cost far exceeding the value of the property, the Unit Owners opted to sell rather than rebuild and are currently pursuing a partition action in Land Court to force a sale of the condominium. This session uses the Riverview case as a lens to examine how associations, lenders, and owners navigate catastrophic structural failure, alongside a look at the new Fannie Mae and Freddie Mac condominium project review requirements.

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

RYAN G. DOUGLAS

LUKE H. LEGERE

Got Water? Obtaining Permits Under State and Local Wetlands Laws

Join us for a pragmatic discussion of wetlands permitting under the Massachusetts Wetlands Protection Act and municipal wetlands bylaws or ordinances. The session will cover the full gamut, from pre-application planning through the permitting and post-permitting processes. The panelists will focus on obtaining formal approval in the form of Orders of Conditions, whether designing a project from scratch or responding to enforcement. Attendees will learn about issues that often arise in this context, and how to navigate them to maximize the chances of obtaining necessary approvals – from understanding a client's needs, assembling a team of professionals, maneuvering through the public hearing process, dealing with enforcement, and appealing unfavorable decisions.

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

DANIEL P. DAIN

DOUGLAS A. TROYER

From "Study" to Statute: Budget Bill's Reforms to Zoning Act and What Comes Next

The FY2027 Budget Bill, signed by the Governor on July 9, 2026, made significant procedural changes to the Zoning Act, G.L. c. 40A. These include a new "practical difficulty" variance standard, residential use variances, as-of-right expansion of dimensionally compliant structures on nonconforming lots, longer zoning-freeze and variance periods, and email notice. This panel will walk you through all of the changes that were made and what those changes means for practitioners, as well as preview the reforms REBA expects to file in the 2027–2028 legislative session, including changes to the appeals process and the merger

SCHEDULE OF EVENTS

8:30 AM - 9:30 AM | ROOM 104
11:00 AM - 12:00 PM | ESSEX / LENOX

LISA VESPERMAN STILL

LYNNEA TAYLOR

Breaking Up Is Hard to Deed: Divorce, Real Estate & Massachusetts Title Practice

When divorce and real estate collide, the title issues can outlast the marriage. This program will explore how divorce affects Massachusetts real estate ownership, conveyancing, homestead rights, mortgages, sale proceeds, and post-divorce transfers. The panel will offer practical guidance on the deeds, court orders, agreements, releases, and recording requirements needed to protect the parties and preserve marketable title. Attendees will learn how to spot common divorce-related title problems before they become closing problems.

9:45 AM - 10:45 AM | ROOM 104
11:00 AM - 12:00 PM | ROOM 104

THADDEUS A. HEUER

KATHLEEN M. HEYER

Navigating the New Zoning Paradigm: Legislative Updates & Dover Amendment Insights

Recent legislative overhauls of Chapter 40A and pivotal court rulings have introduced major changes for both developers and municipalities. We will survey recent key decisions – including Sunpin, Nahant, NextGrid, First Path, BlueWave, Becker, and Morse Bros. – spanning issues from solar and energy storage siting to childcare, homeless shelter, religious use, agricultural, and eminent domain disputes under the Dover Amendment and G.L. c. 40A. Whether you handle land use matters regularly or are looking to sharpen your understanding of how courts are applying the Dover Amendment's protections, this presentation will bring you up to speed on the decisions that every Massachusetts zoning practitioner needs to know.

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

▸ PRACTICAL SKILLS SESSION

JUDY A. FIELD

RICHARD J. SULLIVAN JR.

P&S and Addendums: Keeping Up with Legal and Regulatory Changes

REBA has been issuing eNews advisories and updates based on various changes, including the NAR settlement and elimination of offers of compensation by listing brokers in the MLS, escrow provisions regarding disbursements of deposit funds, the new law preventing waiver of home inspections and addressing protections for sellers under the new law, DOR withholding provisions for sales over $1,000,000 for sellers who are not residents or are leaving the Commonwealth, and FINRA compliance. REBA is ensuring that members have the necessary tools to protect their clients in today's rapidly changing regulatory environment.

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

▸ PRACTICAL SKILLS SESSION

CHRISTINA T. GEANEY

CARRIE B. RAINEN

Registered Land Document Approvals: What to Know Before You Close

Join us for a discussion of the types of registered land document filings that require prior Land Court approval. The panelists will also discuss practical considerations and procedures when submitting your documents for review and approval, as well as applicable forms, memos, guidelines, and more.

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

PHILIP S. LAPATIN

Recent Developments in Massachusetts Case Law

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 educational component of the Conference, 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.

2026 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 Oct. 26	*After Oct. 26*
❒ Registration: REBA member in good standing:	$285	$310
❒ Registration: Non-REBA member guest:	$325	$350
❒ I will purchase the conference syllabus:	$195	$195

REGISTRANT:

FULL NAME: _____ CALL NAME (*for nametag*): _____

COMPANY: _____ TITLE: _____

ADDRESS: _____ CITY STATE ZIP: _____

PHONE: _____ ❍ MOBILE ❍ OFFICE EMAIL: _____

ENTRÉE:

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

❒ Steak Tips	*House Marinade, with chef's choice starch and vegetable (GF/DF)*
❒ Vegetarian	*Stuffed Pepper with Quinoa, Squash and Dried Cranberries (GF/DF)*
❒ Baked Scrod	*North Atlantic Scrod Baked with Breadcrumbs and Lemon Butter*
❒ Not Eating	*I am attending the Conference luncheon but will not be eating*
❒ Can't Stay	*I am unable to stay for the luncheon portion of the program*

RIMCLE CREDIT
240 minutes general credits
• **OR** •
180 minutes general + **60** minutes of ethics credits
(pending)

PAYMENT:

❍ CHECK

Payable to: *REBA Foundation*

CHECK #: _____

DATE: _____

❍ CREDIT CARD

CREDIT CARD #: _____ EXP DATE: _____

BILLING ZIP CODE: _____ CVV: _____

SIGNATURE: _____ DATE: _____

REBA's 2026 Annual Meeting & 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. 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 26, 2026. Registrations received after October 26, 2026 will be subject to a late registration fee of $25. After October 26, 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, or by phone at (617) 854-7555. We ask that you kindly refrain from cell phone use during the breakout presentations and Conference luncheon.

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

7:30 AM - 2:45 PM
Monday, November 2, 2026