

REBA

All-Virtual 2024 SPRING CONFERENCE

Back by popular demand, the 2024 REBA Spring Conference (SC24) will be on a totally virtual platform! Beginning Monday, May 6th, recordings of the 12 RIMCLE-accredited breakout sessions, together with the session materials, speakers' PowerPoint presentations and the conference syllabus, will be posted to a dedicated webpage, accessible only to conference registrants, for a period of one year. At 1:30 pm, there will be a live webcast of the plenary session, which will include introductory remarks from REBA President Carrie Rainen, as well as a report from the Association's Standards and Forms Committee. This remote operational model will permit conference registrants to access, at their convenience, all of the breakout sessions, far more than would be available at our traditional all-day, in-person conference.

KEYNOTE ADDRESS BY

DEANNA SHERIDAN

Chief Legal Counsel, 3STEP Sports



As Chief Legal Counsel of 3STEP Sports, a “youth sport ecosystem,” Deanna Sheridan provides strategic business and legal guidance to senior management and cross-functional team members. Prior to that, she was a business advisor for ONCE in Somerville, and General Counsel, Vice President and Corporate Secretary for Spartan Race, Inc. A creative problem-solver and versatile legal advisor, Deanna possesses a broad range of experience, including contract negotiation and drafting, risk management, licensing transactions, IP portfolio strategy, litigation management and compliance.

In her legal profession, Deanna served as an Associate for the Corporate and Private Equity Group at Ropes & Gray, LLP, and as a Contract Attorney at Update Legal and Hinckley, Allen & Snyder LLP. Deanna received her J.D. from Boston University School of Law and her B.A. from Wellesley College.

★ CLE CREDIT ★

The SC24 is **APPROVED** by the RIMCLE for **SIX general** video replay credits, **OR FIVE general + ONE ethics** video replay credits.

**RIMCLE allows a maximum of six video replay credits per year (300 minutes).*

★ EXHIBITOR / SPONSOR PROGRAM ★

For more information, contact Matt Zarrella at (617) 854-7555 or at zarrella@reba.net.

★ QUESTIONS? ★

For questions, contact REBA at (617) 854-7555, admin@reba.net, or visit us at www.reba.net.

CONFERENCE REGISTRATION ENCLOSED ★ REGISTER ONLINE AT WWW.REBA.NET

REBA FOUNDATION, INC.

295 Devonshire Street, Sixth Floor, Boston, MA 02110 ♦ (617) 854-7555 ♦ www.reba.net

SCHEDULE OF EVENTS

Recent Developments in Massachusetts Case Law

Now in his forty-sixth year as case commentator at REBA's twice-yearly conferences, Phil Lapatin continues to draw a full house with this breakout 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 REBA Richard B. Johnson Award.



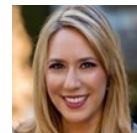
PHILIP
LAPATIN

New Era for Real Estate Brokers: Burnett v. National Association of Realtors, et al

The landmark verdict in *Burnett v. National Association of Realtors, et al* may fundamentally transform the way real estate agents are paid. What does this new landscape mean for buyers, sellers, brokers and attorneys? The Department of Justice has some thoughts, but will these proposed changes help or hurt the consumer and the industry?



KATHLEEN
BERARD



NOEL
DI CARLO

Public Lands Preservation Act and EOEEA Regulations for Article 97 Bills

The new Public Lands Preservation Act (PLPA), effective last year, establishes a process for submitting an "Article 97 bill" to the Legislature to authorize a new use and/or disposition ("Article 97 Action") affecting "Article 97 Land" that is protected by Article 97 of the amendments to the Massachusetts Constitution. This session summarizes the new law offering practical tips to help your clients. Article 97 lands are those public areas of state, regional or local government originally taken or acquired, or subsequently dedicated for "natural resource purposes." Typically, they are called parklands, but they also include many other types of properties. Sometimes, these parklands are the subject of swaps or changes in use. Public and private landowners, agency officials, property managers, land use planners, facility operators, boards and agencies, and legal counsel involved in transactions, permitting and authorizing legislation should be familiar with the new PLPA obligations. This breakout is a synopsis of the new law and practical tips to help your clients comply.



KURT
GAERTNER



GREGOR
MCGREGOR

Title Triage: Navigating and Resolving Common Title Issues and Implications

Conveyancers are often faced with transactions requiring specific documents to be recorded to establish or convey title and cure title issues. This session focuses on what documents are required for a particular transaction, how to draft them, and what to do when the title needs curative action. The panelists will provide an in-depth examination of these issues including what types of trustee certificates should be used, title coming from a probate, affidavit drafting, and how to cure common title defects.



LYNNE
MURPHY BREEN



SCOTT
CLIFFORD

The Mysteries of the Nominee Trust and the c. 184, § 35 Trustee Certificate

Discover the new and totally revised REBA Form 20, Nominee Trust, and REBA Form 35, M.G.L. c. 184, §35 Trustee's Certificate. The presenters will explain why the Association's Standards and Forms Committee revisited the Nominee Trust Form, as well as highlight the primary revisions that were made to the Form and review the new and helpful drafting aids incorporated therein. They will also revisit how, when and why to use Trustee's Certificates.



MARGARET
FORTUNA



LISA VESPERMAN
STILL

Understanding Engagement Letters for Residential Transactions

Our panelists will take a deep dive into REBA's form client engagement letters: Form No. 59A, representation of a seller in a residential purchase transaction, and Form No. 59B, representation of a buyer in a residential purchase transaction. The panelists will compare and explain the differences between the buyer and seller forms and answer frequently asked questions. In addition, the panelists will discuss how to address title insurance fees. What are best practices? How to handle exceptions to the scope of the representation? Are there exceptions to the quoted fee and hourly billing rates? How to handle conflicts while representing a buyer and a lender?



HENRY
DANE

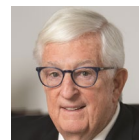


CONRAD
BLETZER JR.

SCHEDULE OF EVENTS

The 100th Anniversary of Pennsylvania Coal v. Mahon: Legacy of the Takings Clause as a Primary Check on Government Power

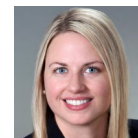
The U.S Constitution's Takings Clause and 100 years of the *Pennsylvania Coal v. Mahon* doctrine have become a primary check on unfettered governmental power. Pennsylvania Coal has transcended its primary relevance as a touchstone for compensation for the taking of private property to become a limit on governmental power over the individual and business interests in a range of land use and financial interests. This session will survey the origin and evolution of Regulatory Takings through the U.S. Supreme Court and Massachusetts SJC cases, with attention to the essential holdings, latest decisions, and who has to prove what to win invalidation of government restrictions or money damages or both. It will also identify the reasons why Regulatory Takings cases are so hard to win and why clients' expectations are so out of sync with what legal counsel must prove to the satisfaction of the judge or jury.



GREGOR.
MCGREGOR

Land Use Issues in the Face of a Changing Climate

Climate change presents unprecedented challenges for many, including for real estate practitioners. As shorelines flood and coastal dunes erode, property owners are encountering new challenges. From permitting revetments, to relocating homes from an eroding bank, and to building out paper streets allowing owner access, lawyers are more frequently being called upon to develop creative responses while employing traditional land use laws. This session offers a practitioners' perspective on how to counsel clients through those consequences of climate change, including practical solutions offered in response to real-world examples.



KIMBERLY
BIELAN



THOMAS
MORIARTY

Affordability and Land Use Restrictions on Title

At this session, our panelists will focus on best practices and tips when navigating an affordable housing transaction – conveyances and financings – with both existing and new affordability and land use restrictions. The presenters will help attendees understand how to review a title with these restrictions and make transactions go smoothly without missing regulatory requirements.



ANNELLE
BENSON



KIMBERLY
MARTIN-EPSTEIN

Reviewing and Complying with the Terms of Your Master Deed

At this practical skills program, our panelists will provide an overview of title issues and considerations associated with preparing, recording and updating condominium master deeds, from both a developer and condominium organization standpoint. In addition, the presenters will review common traps for the unwary associated with reviewing, updating and enforcing the terms of a condominium master deed.



SCOTT
ERIKSEN



NEIL
GOLDEN

Revolutionizing Title & Closing with Practical Artificial Intelligence Applications

This program explores how Artificial Intelligence (AI) is reshaping the title and closing business, and how AI-driven tools can enhance both template and custom communications, improving clarity and impact in written correspondence. The panelists will discuss strategies to elevate sales and marketing efforts through AI-optimized messaging, as well as AI's role in fostering creative strategies and producing concise document abstracts and summaries. There will also be a special focus on the potential of Virtual Closing Assistants and custom chatbots designed to streamline processes for law firms of all sizes. The program will also offer valuable insights into the practical applications of AI in the title and closing industry. *This is a reprise of the Residential Conveyancing Section's webinar from April 9, 2024.*



NOEL
DI CARLO



JACK
O'DONOHUE

Theft of Title: Case Study of "Kenigsberg v. 51 Skytop, LLC and Morelli"

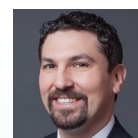
Becoming ever more creative, scammers today are impersonating property owners, forging documents and notary clauses, and walking away with sales proceeds, leaving the real owner the task of clearing the title, while the buyer and its title insurer are out large sums for the purchase price. The *Kenigsberg* case includes the deed and power of attorney signed and notarized in another country, and the buyer almost complete in constructing a large home on the property. The panelists will review this and similar cases from the perspective of the owner, buyer, closing attorney and title insurance underwriter, proving valuable tools to detect these scams. *This is a reprise of the Title Insurance & National Affairs Section's webinar from November 12, 2023.*



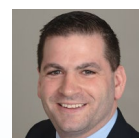
LISA DELANEY



TOM CRONKRIGHT



ADAM LEWIS



SEAN O'BRIEN



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REGISTRATION

To register, complete this form and return it with payment to:
REBA Foundation, 295 Devonshire Street, Sixth Floor, Boston, MA 02110
You may also register by phone at 617.854.7555 or online at www.reba.net.

	<i>By April 29</i>	<i>After April 29</i>
REBA Member Registration:		
<input type="checkbox"/> Member registration with <u>electronic</u> syllabus only:	\$ 200	\$ 225
<input type="checkbox"/> Member registration with <u>electronic and hardcopy</u> syllabus:	\$ 275	\$ 300
Non-member Registration:		
<input type="checkbox"/> Non-member registration with <u>electronic</u> syllabus only:	\$ 240	\$ 265
<input type="checkbox"/> Non-member registration with <u>electronic and hardcopy</u> syllabus:	\$ 315	\$ 340
Conference Syllabus:		
<input type="checkbox"/> I would like to purchase <u>electronic</u> syllabus only:	\$ 150	\$ 150
<input type="checkbox"/> I would like to purchase <u>electronic and hardcopy</u> syllabus:	\$ 190	\$ 190

REGISTRANT INFORMATION

Full Name: _____

Company: _____

Address: _____ City, State ZIP: _____

Phone: _____ Mobile Office Email: _____

PAYMENT INFORMATION

CHECK

Payable to: *REBA Foundation*

Check No.: _____

Date: _____

CREDIT CARD

Card No.: _____

Exp Date: _____

Signature: _____ Date: _____



The all-virtual 2024 REBA Spring Conference welcomes both members and non-members. Submit one registration per attendee, via mail at 295 Devonshire Street, Sixth Floor, Boston, MA 02110, via phone at (617) 854-7555 or online at www.reba.net. Registration will be confirmed by email. To guarantee a reservation, please send your registration, along with the appropriate fee, on or before April 29, 2024. Registrations received after April 29, 2024 will be subject to a \$25 late registration fee. Registrations cannot be cancelled after April 29, 2024; however, we welcome substitutions of registrants attending the program. For questions regarding continuing legal education (CLE) credits, contact Bob Gaudette at gaudette@reba.net or (617) 854-7555.