

REBA

2025 SPRING CONFERENCE

LUNCHEON KEYNOTE SPEAKER

STEPHEN PULEO

Author and Historian



Steve Puleo returns to the REBA Conference podium, after a well-received luncheon keynote address at the Association's 2022 Spring Conference. An award-winning journalist, prolific author, historian and educator, Steve will speak about his most recent book, *The Great Abolitionist: Charles Sumner and the Fight for a More Perfect Union*. He has also authored seven other books, all of which have been Boston regional bestsellers and received national recognition. His work has also been reviewed favorably by *The Wall Street Journal*, *The New Yorker*, *The Boston Globe*, and *The New York Post*, amongst others.

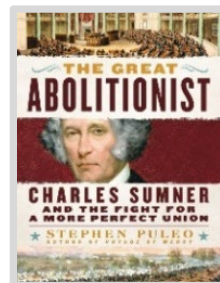
Puleo is a contributor of feature stories and book reviews to *American History* magazine and *The Boston Globe*. He has taught history at Suffolk University and UMass-Boston. His books have been woven into the curricula of numerous high schools and colleges, and more than 30 communities have selected his books as "community-wide reads." His books include:

- *The Great Abolitionist: Charles Sumner and the Fight for a More Perfect Union*
- *Voyage of Mercy: The USS Jamestown, the Irish Famine, and the Remarkable Story of America's First Humanitarian Mission*
- *American Treasures: The Secret Efforts to Save the Declaration of Independence, the Constitution, and the Gettysburg Address*
- *The Caning: The Assault That Drove America to Civil War*
- *A City So Grand: The Rise of an American Metropolis, Boston 1850-1900*
- *The Boston Italians: A Story of Pride, Perseverance and Paesani, from the Years of the Great Immigration to the Present Day*
- *Due to Enemy Action: The True World War II Story of the USS Eagle 56*
- *Dark Tide: The Great Boston Molasses Flood of 1919*

Steve holds a master's in history from UMass-Boston. He and his wife Kate, who live south of Boston, donate a portion of book proceeds to benefit juvenile diabetes research.

The Great Abolitionist: Charles Sumner and the Fight for a More Perfect Union

The first major biography of Charles Sumner to be published in over 50 years, *The Great Abolitionist: Charles Sumner and the Fight for a More Perfect Union* relates the story of one of the most influential political figures in American history with evocative and accessible prose, transporting readers back to an era when our leaders exhibited true courage and authenticity in the face of unprecedented challenges.



BREAKOUT SESSIONS

GENERAL SESSIONS

*Recent Developments
in Massachusetts Case Law*

*A Brave New World of Broker
Commissions and Escrow Issues*

*Intersection of Landlord/Tenant &
Conveyancing: Representing
Buyers of Occupied Properties*

*From Deepfakes to Fake
Deeds: AI's Role in Land
Fraud & Ethical Concerns*

*Legislative Developments in
Massachusetts Real Estate Law:
A Panoply of Changes*

*Navigating the Next Stage:
Key Considerations for
Retirement & Succession*

PRACTICAL SKILLS

*Understanding the New
Deed Indexing Standards*

*Derelict Fee Statute, Private
Way Rights & Easements*

*Beyond the Title: REBA
Practice Standards in Action*

*Revised Title Standard:
Bankruptcy Code Transfers
Pursuant to Court Order*

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 on last page of
Brochure or at www.reba.net

Four Points by Sheraton
1125 Boston-Providence Tpke, Norwood

7:30 AM – 2:45 PM
Monday, May 12, 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 & REBA Committee Reports
2:05 PM - 2:25 PM	Luncheon Keynote by Stephen Puleo
2:25 PM - 2:45 PM	Concluding Remarks
2:45 PM	Adjournment

RIMCLE CREDIT

240 minutes
general credits

• OR •

180 minutes general +
60 minutes ethics

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

A Brave New World of Broker Commissions and Escrow Issues

Broker commission anti-trust litigation and subsequent settlements have encouraged a variety of changing business practices and risk mitigation efforts in residential real estate brokerage. The presenters will explore the anti-trust commission litigation landscape, the resulting settlement and the MLS practice changes, and how these shifts have impacted buyer and seller negotiations, risk of claims, and particularly escrow management. Our panelists will also discuss provisional model purchase and sale agreement escrow provisions developed by REBA's Standards & Forms Committee.



KATHLEEN R. BERARD



RICHARD J. SULLIVAN JR.

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

Intersection of Landlord/Tenant and Conveyancing: Representing Buyers of Occupied Properties

The speakers will review all aspects of purchasing occupied property, including, but not limited to, due diligence, contingencies, assignments of notices, leases and contracts, estoppel certificates, and transferring of security deposits, last month's rent and applicable interest.



SHAHRIA H.
BOSTON



JORDANA ROUBICEK
GREENMAN

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

Ethics Session

From Deepfakes to Fake Deeds: AI's Role in Land Fraud & Ethical Concerns

Our panelists will explore the various tactics employed by fraudsters to deceive all parties involved in real estate transactions. The discussion will cover how to detect fraudulent land schemes and seller impersonation. They will also share real-world examples of artificial intelligence used for party impersonation while providing valuable tips on how to identify the use of AI in such scenarios. This program will enhance your understanding of the evolving landscape of land fraud and offer practical strategies to protect yourself and your clients from these nefarious schemes.



LYNNE MURPHY BREEN



KATHERINE PRIFTI

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

Legislative Developments in Massachusetts Real Estate Law: A Panoply of Changes

In 2024, the Commonwealth's ongoing emphasis on legislative and regulatory initiatives to encourage housing production continued apace, with legislation related to housing and development bringing major changes to the regulation of accessory dwelling units (ADUs), zoning appeals, protections for nonconforming parcels, the duration of local development permits, support for MBTA Communities-compliant municipalities, and others. This breakout session will explore some of the topics that all real estate lawyers must be aware of to stay current, with this rapidly changing practice area.



ESME CARAMELLO



JESSE D. SCHOMER

SCHEDULE OF EVENTS

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

Navigating the Next Stage:

Key Considerations for Retirement & Succession Planning

Thoughtful succession planning ensures a smooth transition, whether you choose to close, sell or transfer your practice, or maintain a limited role. It is also essential in the event of incapacity or other disruption. This session will cover essential considerations, including handling client files and open matters, ethical and legal obligations, professional liability coverage, and practical steps for winding down or passing on a practice. This process can be overwhelming. As a result, we will explore roadblocks when transitioning to retirement, including both emotional factors and cognitive decline that interfere with the succession planning, as well as ways to plan ahead to reduce potential distress. Our speakers will provide insights and strategies to help you prepare for this next stage in your life.



LUZ A. CARRION



DR. TRACEY MEYERS

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

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

► Practical Skills Session

Understanding the New Deed Indexing Standards

This session will discuss one of the primary functions of the Registry of Deeds: to create an index that allows registry users to find documents that are relevant to their search. This session will explore how Massachusetts registries index documents. The presenters will also provide guidance on issues that frequently arise during the recording process. This is the fifth version of these standards. Others were published in 2000, 2006, and 2008 and 2018. This latest version reflects statutes, court decisions, and technology that have been enacted, announced or implemented since 2018 and will be discussed.



AMANDA ZEDONIS KEMP



MARY OLBERDING

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

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

► Practical Skills Session

Derelict Fee Statute, Private Way Rights & Easements

Join our panelists for a review of the Derelict Fee Statute, including how it evolved from a historical perspective into the current statutory framework and its application, some of the more common disputes between owners that abut a private right of ways, and respective rights and responsibilities in maintaining and repairing private ways. In addition, the panelists will provide an overview of different types of easements, how they can be obtained, challenged and extinguished, and best practices on how to avoid litigation.



JULIANNA M. CHARPENTIER



ROBERT K. HOPKINS

8:30 AM - 9:30 AM | ROOM 103

11:00 AM - 12:00 PM | ROOM 101

► Practical Skills Session

Beyond the Title: REBA Practice Standards in Action

The panelists will review and explain select REBA practice standards that provide transactional guidance. They will also answer common questions, including (1) How to determine smoke/CO certificate requirements; (2) What is an "S" Petition; (3) How to find a successor lender; (4) How to give notice of removal, sale and/or draft an affidavit of no change of use for Property subject to Ch. 61; (5) Where to get a release of OOC; (6) Who is responsible for document recording charges.



SCOTT J. CLIFFORD



ERIC J. WEINSTEIN

9:45 AM - 10:45 AM | ROOM 103

11:00 AM - 12:00 PM | ROOM 103

► Practical Skills Session

Revised Title Standard: Bankruptcy Code Transfers Pursuant to Court Order

The presenters will review the new updates to REBA Title Standard No. 30, Bankruptcy Code Transfers Pursuant to Court Order. The discussion will include a brief history of the title standard, different ways that property can be transferred out of bankruptcy, and various pitfalls associated with such transfers. They will also focus on legal vocabulary unique to bankruptcy law, and the importance of the proper usage of the terminology.



EUGENE GURVITS



LAUREN A. SOLAR

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

Video Simulcast | ROOM 101 & 104

Recent Developments in Massachusetts Case Law

After 47 years as REBA's twice-yearly case commentator, Phil Lapatin is taking a hiatus, passing the baton to our understudies, former REBA presidents Kendra Berardi and Tom Moriarty, who will assume the daunting task of relieving Phil and filling those big shoes.



KENDRA L. BERARDI



THOMAS O. MORIARTY

REBA

2025 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.

	By May 5 th :	After May 5 th :
<input type="checkbox"/> Register me as a REBA member in good standing:	\$ 270	\$ 295
<input type="checkbox"/> Register me as a non-REBA member guest:	\$ 310	\$ 335
<input type="checkbox"/> I would like to purchase the conference syllabus:	\$ 180	\$ 180

☐ CHECK

Payable to: *REBA Foundation*

Check No.: _____

Date: _____

☐ CREDIT CARD

Card No.: _____

Exp Date: _____

Signature: _____ Date: _____

Registrant Information

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

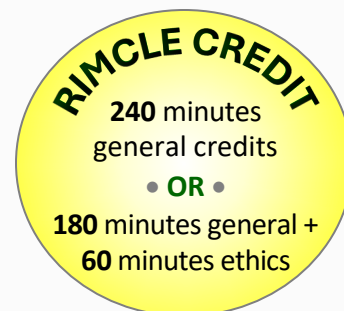
Company: _____

Address: _____ City, State ZIP: _____

Phone: _____ ☐ Mobile ☐ Office Email: _____

Luncheon Entrée Selection

- ☐ Portabella Tower | *Roasted Red Pepper, Zucchini & Squash, Quinoa & Balsamic Glaze (GFVV)*
- ☐ Roasted Chicken | *Roasted Statler Chicken with Rosemary Jus, Potato & Vegetables*
- ☐ Marinated Steak Tips | *House Marinated Steak, Served with Potato & Vegetables*
- ☐ Can't Stay ~ *I am unable to stay for the luncheon portion of the program*
- ☐ No Lunch ~ *I will attend the luncheon, but will not be eating*



REBA's 2025 Spring 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 May 5, 2025. Registrations received after May 5, 2025 will be subject to a late registration fee of \$25. Registrations cannot be cancelled after May 5, 2025; however, we welcome substitutions of registrants attending the program. Conference materials will be mailed to non-attendee registrants. For questions regarding continuing legal education (CLE) credit, contact Bob Gaudette at gaudette@reba.net or (617) 854-7555. Kindly refrain from cell phone use during the breakout session presentations and Conference luncheon.

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