

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.

From 2016 to 2022, Attorney General Campbell served on the Boston City Council, and in 2018, she was unanimously elected City Council President – the first Black woman to hold that title.

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 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

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

REGISTRATION

Registration form enclosed or register online at www.reba.net.

QUESTIONS?

Call: (617) 854-7555

Email: admin@reba.net

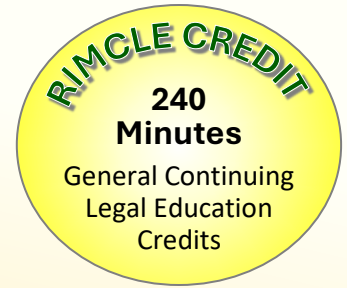
Visit: www.reba.net

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	Luncheon Keynote by Attorney General Campbell
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

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.



LEO J. CUSHING



TUCKER DULONG

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

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.



JAMES J. CASIELLO JR.



JONATHAN M. WHITE

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

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.



COLETTE D. IRVING



KIM L. MARTIN-EPSTEIN

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

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.



GWEN NOLAN KING



DIANE C. TILLOTSON

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

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.



MARGARET M. FORTUNA



ALLEN D. HANKINS

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. BELAN



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 | 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 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.

	<i>by May 4th</i>	<i>after May 4th</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

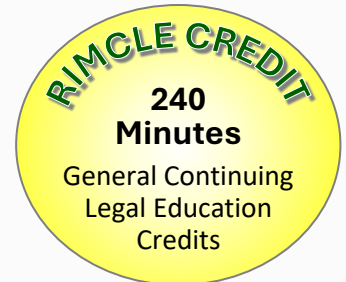
REGISTRANT:

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:

- 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*



PAYMENT:

CHECK | CREDIT CARD

Payable to: *REBA Foundation*

CHECK #: _____ CREDIT CARD #: _____ EXP. DATE: _____
 DATE: _____ BILLING ZIP CODE: _____ CVV: _____
 SIGNATURE: _____ DATE: _____

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. 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, 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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