

2006 ANNUAL MEETING & CONFERENCE

REGISTRATION for REBA'S Annual Meeting & Conference, November 7, 2006

Complete this form, include the appropriate fee and return to REBA Foundation, Attn: 2006 Annual Meeting & Conference, 50 Congress Street, Suite 600, Boston, MA 02109-4075 or FAX to: (617) 854-7570.

NEW! Register Online at www.reba.net

	By 10/27	After 10/27
_____ YES, please register me. I am a REBA member in good standing.	\$ 135	\$ 160
_____ YES, please register me as a guest.	\$ 175	\$ 200
_____ YES, my firm/organization wants to reserve ____ tables (seats 10). Firm/organization name _____ (Please attach registration form for each person at the table)	\$ 1,350	\$ 1,600
_____ NO, I am unable to attend, but would like to purchase the seminar materials and an audiotape of the sessions. (Order by 11/07/06. Please allow four to six weeks for delivery.)	\$ 130	\$ 130
TOTAL	\$ _____	\$ _____
_____ I have enclosed a check for the total amount listed above		
_____ Please charge my _____ MasterCard or _____ Visa for the total amount listed above.		
Card Number: _____ - _____ - _____ - _____	Expiration date ____/____	
Signature: _____		

Name: _____ Esq. (yes or no): _____
 Nickname for Badge: _____ Firm/Org: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phones: Office: _____ Cell: _____ Fax: _____
 Email: _____

SECTION: PLEASE COMPLETE: thank you

SELECT YOUR LUNCHEON: Surf and Turf _____ Chicken _____ Vegetarian _____ Fish _____

SECTION: PLEASE COMPLETE: thank you

BREAKOUT SESSION PREFERENCES: please rate (1-8) order of your preference:

- _____ *Buying and Selling the Subdivision House Under Construction* (Johnson, Ricciardelli)
- _____ *Housing Court Practice: It's More Than Evictions* (Pierce, McDonagh, Battista)
- _____ *Making Development of Affordable Housing Easier* (Regnante, Zinicola)
- _____ *New Expedited Permitting Legislation* (Scheier, Peterson, Levey, Kass, Lombardi)
- _____ *Nuts and Bolts: From Title Abstract to Title Commitment to Title Policy and Insured Closing Letters* (Zuretti, Gurvits)
- _____ *Proposed REBA Office Lease Form* (Bloom, Ronayne)
- _____ *Recent & Pending Legislation: Summary and Highlights* (Smith, Rainen)
- _____ *Recent Developments in Massachusetts Case Law* (Lapatin)

DRIVING DIRECTIONS

For additional information, telephone the DCU center at 508-929-0124.

FROM BOSTON: Take Rt. 90 W. Get off at Exit 10 (Auburn). After the tollbooth, bear left at the fork. Take Rt. 290E and get off at Exit 16. Left at bottom of the ramp. At 3rd set of lights (Major Taylor Blvd.) the DCU is on your left.

FROM POINTS WEST: Take Rt. 90 E to Exit 10 (Auburn). After the tollbooth, bear left at the fork. Take Rt. 290E and get off at Exit 16. Left at bottom of the ramp. At 3rd set of lights (Major Taylor Blvd.) the DCU is on your left.

FROM SOUTH: Take Rt. 495N and take Exit 25B. Take 290 W and take exit 16. Right at end of ramp. At 3rd set of lights (Major Taylor Blvd.) the DCU is on your left.

FROM NORTH: Take 495 S and take Exit 25B. Take 290 W and take exit 25B. Take Rt. 290 W and take exit 16. Right at end of ramp. At 3rd set of lights (Major Taylor Blvd.) the DCU is on your left.

DCU Center
formerly the Worcester Centrum.
50 Foster Street Worcester, MA 01608-1398



Tuesday, November 7, 2006
8:30 a.m. – 3:00 p.m.



50 Congress Street, Suite 600, Boston, MA 02108
(617) 854-7555 (800) 496-6799 FAX (617) 854-7570

2006 Annual Meeting & Conference

THE BREAKOUT SESSIONS

Buying and Selling the Subdivision House Under Construction
If You Build It, We Will Close (or Try to)

Housing Court Practice:
It's More than Evictions

Making Development of Affordable Housing Easier: The New Universal Affordable Housing Restriction and the SJC Ruling
Limiting Appeals of 40B Permits

New Expedited Permitting Legislation

Nuts and Bolts: From Title Abstract to Title Commitment to Title Policy and Insured Closing Letters

Proposed REBA Office Lease Form

Recent & Pending Legislation: Summary and Highlights

Recent Developments in Massachusetts Case Law

CONTINUING EDUCATION COMMITTEE CHAIRS

Stephen M. Edwards, Esq.

Sophie Stein, Esq.

Parking Validated by REBA

Valet Parking sponsored by Citizens Bank.



TUESDAY, NOVEMBER 7, 2006

DCU Center
50 Foster Street
Worcester, MA



More than just a new name...

REBA ANNUAL MEETING & CONFERENCE

As most attendees of prior REBA Spring Seminars and Annual Meetings have recognized, REBA has outgrown its old Westborough meeting venue.

Join us for REBA's 2006 Annual Meeting and Conference on Tuesday, November 7th at our new and larger location, the DCU Center in downtown Worcester, just off I-290 with ample off-street parking.

In response to member requests we have revamped the meeting schedule by hosting all of the breakout programs--including pending legislation and Phil Lapatin's popular program on recent case law-- prior to the luncheon and business meeting. The program will conclude an hour earlier at 3:00pm.

The new DCU Center meeting space features a ballroom space that can comfortably accommodate over 900 luncheon guests. The breakout rooms are much larger, all but one accommodating over 300. Our members and guests will no longer stand at the back of the room during a breakout session.

The conference attendees will enjoy a substantially larger area with wider hallways permitting ample space and

plenty of elbow room for our 50 exhibitors.

Don't miss the REBA Annual Meeting and Conference at the DCU Center in Worcester....bigger and better than before!

REBA is pleased to announce conference sponsors at printing time:

- AllState 1031 sponsoring Seminar Tote Bags
- First American Title sponsoring Name Badge Lanyards
- Citizens Bank sponsoring Valet Parking
- CATIC sponsoring Exhibit Hall Food Station #1
- Exchange Authority LLP sponsoring Exhibit Hall Food Station #2
- Land America sponsoring Breakout Room #1
- TSS sponsoring Breakout Room #2
- ADR Reporting sponsoring Breakout Room #3

Register on our Website www.reba.net.

DCU Center (formerly the Worcester Centrum)
50 Foster Street Worcester, MA 01608
www.dcucenter.com 508-929-0124

Tuesday, November 7, 2006
8:30 a.m. – 3:00 p.m.

8:30 a.m. - 3:00 p.m.

Registration and Exhibits Open

9:00 a.m. - 12:45 p.m.

THE BREAKOUT SESSIONS

9:00 a.m. - 9:45 a.m.
10:00 a.m. - 10:45 a.m.

***Buying and Selling the Subdivision House Under Construction - If you Build It, We will Close (Or Try To)* — Mark B. Johnson; Sarah H. Ricciardelli**

Representing Buyers, Sellers and Lenders in new construction can be challenging. This session will address issues that are unique to such transactions, including permitting documents, the use of offer forms, purchase and sale agreements, title issues, financing contingencies, how to handle extra's and upgrades, warranties, mechanic liens, delay in closings, incomplete and punch list issues, escrow agreements, lender issues, closing documents and post closing obligations of the parties.

***Housing Court Practice: It's More than Evictions* — Chief Justice Steven D. Pierce; Maureen E. McDonagh; Archer Battista**

We are pleased to present a panel led by Housing Court Chief Justice Steven Pierce on Housing Court practice and the breadth of the judicial resource that the Housing Court represents. This session is intended as an orientation for the general real estate practitioner to the jurisdiction, variety of caseload and practice in the housing court, featuring as its centerpiece remarks from the Chief Judge. Experienced practitioners representing landlords and tenants will offer their perspectives and guidance as well. Come learn more about the Housing Court, its jurisdiction, and facets of practice. This session is being led by the newly constituted Housing Court Subcommittee of REBA's Litigation Committee.

***Nuts and Bolts: From Title Abstract to Title Commitment to Title Policy and Insured Closing Letters* — Amanda Zuretti, Eugene Gurvits.**

For both the experienced real estate practitioner as well as those new to this area, we have two title experts to provide their invaluable insights into some of the title matters that surface regularly during real estate practice. Attorney Amanda Zuretti will take the mystery out of Insured Closing Letters ("ICL"), also known as Closing Protection Letters ("CPL"), review recent appellate case law on the subject and analyze the scope of title insurers' liability and remedies. Attorney Gene Gurvits will present a refresher course on reviewing title abstracts, evaluating pesky title problems, and drafting title insurance commitments and policies.

***Making Development of Affordable Housing Easier: The New Universal Affordable Housing Restriction and the SJC Ruling Limiting Appeals of 40B Permits* — Theodore C. Regnante; Phyllis A. Zinicola**

Two recent developments will help break down the barriers to developing affordable housing in Massachusetts, potentially easing the state's still-critical shortage of affordable units. First, in a sharp departure from almost twenty years of affordable housing lending practice, MassHousing has obtained Fannie Mae's endorsement of a new form of Affordable Housing Restriction in which affordability restrictions will survive foreclosure. This change gives municipalities the assurance they have sought that units on the Subsidized Housing Inventory will remain there and remain available for use by low- and moderate-income households, even in the event of foreclosure. Second, in *Standerwick v. Board of Appeals of Andover*, 447 Mass. 20 (June 16, 2006), the SJC dramatically limited the scope of abutters' appeals under Chapter 40B when it held that the preservation of real estate values of property abutting an affordable housing development was clearly not a concern that the 40B regulatory scheme was intended to protect. Our two expert panelists will discuss how these developments will impact the rapidly changing world of affordable housing practice.

***New Expedited Permitting Legislation* — Chief Justice Karyn Scheier; Greg D. Peterson; Brian Levey; Retired Judge Rudolph Kass.; Judge Leon J. Lombardi**

The expedited permitting legislation enacted in August, which took effect immediately, has made major changes to procedures available to developers and towns to move projects through permitting and appeals and on to construction. Among the new features, project proponents and towns can mutually elect an expedited permitting process that requires expedited review of appeals. A new Permit Session of the Land Court has been created to hear appeals of major permitting and land use cases. Holders of special permits may commence construction while appeals are pending. Our panel is being led by two of the principal authors of the legislation, Greg Peterson and Brian Levy, who will be explaining highlights of the new legislation. Moderating will be Hon. Rudolph Kass, REBA Dispute Resolution Neutral and retired Massachusetts Appeals Court Judge. Also joining the panel will be Chief Justice Karyn Scheier of the Land Court to provide an orientation to the new Permit Session.

9:00 a.m. - 9:45 a.m.



PIERCE MCDONAGH



BATTISTA

9:00 a.m. - 9:45 a.m.
11:00 a.m. - 11:45 a.m.



ZURETTI GURVITS

10:00 a.m. - 10:45 a.m.
11:00 a.m. - 11:45 a.m.



REGNANTE ZINICOLA

10:00 a.m. - 10:45 a.m.
11:00 a.m. - 11:45 a.m.



SCHEIER PETERSON



LOMBARDI LEVEY KASS

***Proposed REBA Office Lease Form* — Edward M. Bloom; John T. Ronayne**

REBA's Leasing Committee has generated what we expect to become a valued and widely used resource for our members: a form of office lease with fit-up work letter exhibit. This thoughtful form addresses in efficient fashion numerous typical issues faced by the draftsman of a commercial office lease. This form is to be voted on at our luncheon business meeting as a REBA approved form. This session enables members to review the form, its purpose, and what it does (and does not) do, led by two of its principal draftspersons, Leasing Committee Chair, Ed Bloom and committee member John Ronayne.

***Recent & Pending Legislation: Summary and Highlights* — Edward J. Smith; Edward A. Rainen**

You won't miss this twice yearly update from REBA's long-time Legislative Counsel, Ed Smith and the co-chair of the Legislation Committee, Ed Rainen on the recent and pending legislation on the Hill. Ed Smith gives us up to date going's on up on the Hill, affecting REBA members and Ed Rainen discusses the inner-workings of REBA's Legislation committee.

***Recent Developments in Massachusetts Case Law* — Philip S. Lapatin**

Phil Lapatin draws a huge crowd with this session every meeting. Now, you won't have to stay late to hear him. His new timeslot is right before luncheon. His session, Recent Developments in Massachusetts Case Law is a must hear for any practicing real estate attorney.

Luncheon

REBA President's Remarks - Robert J. Moriarty, Jr., Esq.

Presentation of the Richard B. Johnson Award

Keynote Address

REBA Business Meeting

- Clerk's Report
- Treasurer's Report
- Committee Reports

The new schedule is planned to get you out earlier to avoid rush-hour traffic. Have a safe trip home and see you in the spring.

GENERAL INFORMATION

- Premium credit for professional liability insurance may be given for attending properly documented continuing legal education programs.
- Continuing Legal Education credit can be made available in other New England states. Contact the Real Estate Bar Association (REBA) for specific details.
- Registration for REBA's 2006 Annual Meeting and Conference is open to REBA members/associates in good standing and their guests and non-members/associates (for an additional fee). Everyone attending the REBA 2006 Annual Meeting and Conference must register. The Registration Fee includes the cost of the morning and afternoon sessions, the seminar written materials and the luncheon. We are unable to offer discounts for persons not attending the luncheon portion of the program.
- Please submit only one registration form per person. Additional registration forms are available at our website@ www.reba.net or by emailing Nicole Cohen at cohen@reba.net. Confirmation of registration will be sent to all registrants by email or mail.
- Registrations with the appropriate fee should arrive by October 27, 2006 to guarantee a reservation at the 2006 Annual Meeting and Conference. Registrations received after October 27, 2006 are subject to an additional processing fee of \$25. Registrations cancelled in writing before October 27, 2006 will be honored, but charged a \$25.00 processing fee. No other refunds will be permitted. Registrations cancelled in writing on or after October 27, 2006 will not be honored but substitutions of registrants attending the program are welcome and may be made at any time. Written materials will automatically be mailed to "No Shows" within four to six weeks after the program.
- The use of cell phones and pagers is prohibited in the meeting rooms during the programs.

9:00 a.m. - 9:45 p.m.
10:00 a.m. - 10:45 a.m.



BLOOM RONAYNE

11:00 a.m. - 11:45 a.m.



SMITH RAINEN

12:00 p.m. - 12:45 p.m.



LAPATIN

12:45 p.m. - 2:20 p.m.

1:20 p.m. - 1:40 p.m.

1:40 p.m. - 2:00 p.m.

2:00 p.m. - 2:30 p.m.

