

By Mr. Piro of Somerville, petition of Vincent J. Piro for legislation to establish a title integrity commission within the Land Court. The Judiciary.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-Two.

AN ACT TO ESTABLISH A TITLE INTEGRITY COMMISSION IN THE LAND COURT.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 185 of the General Laws, as most recently amended by
2 chapter 445 of the acts of 1978, is hereby further amended by
3 adding the following section:—

4 *Section 119.* There is hereby established within the land court
5 department of the trial court, but in no manner subject to the
6 control of the land court department, a title integrity commission,
7 consisting of five members experienced in the appraisal of title
8 risks appointed by the administrative justice of the land court
9 department, who shall be designated in their initial appointments
10 to serve respectively for two, three, four, five or six years from the
11 date of appointment. Upon the expiration of the term of office of a
12 member, a successor shall be appointed in the manner aforesaid
13 for six years. The commission shall elect a chairman and a vice
14 chairman who shall serve at the pleasure of the commission.
15 Members of the commission shall serve without pay but shall be
16 reimbursed for all necessary expenses related to the carrying out of
17 their duties and obligations as members of the commission.

18 The commission shall act as a clearinghouse for information
19 about risks affecting land titles, whether registered or unregistered,
20 their relative importance and frequency of occurrence, and ways of
21 reducing them, and for information about programs and proposals
22 relating to improvement of public services of land title recording

23 and registration in the commonwealth, and may advise the general
24 court, municipalities, state and local public agencies as to the
25 possible direct and indirect effects on titles, title assuring processes
26 and real estate transactions in the commonwealth of proposed or
27 existing legislation or regulations. It may seek information about
28 titles from conveyancers, title insurance companies and other pub-
29 lic or private sources and may gather and release such information
30 in ways not disclosing the identity of properties or sources of such
31 information. The commission may provide information and tech-
32 nical assistance to the Massachusetts Conveyancers Association in
33 the preparation of title standards.

34 The commission may accept grants, donations, gifts, loans of
35 funds, and contributions in money, services or otherwise from the
36 United States or any of its agencies, from the commonwealth or
37 any of its agencies, or from any other source, public or private, and
38 use or expand such moneys, services or other contributions as may
39 be received by it for its purposes. The commission shall submit an
40 annual report to the general court and its recommendations, if any,
41 together with drafts of legislation necessary to carry such recom-
42 mendations into effect, by filing the same with the clerk of the
43 house or the senate on or before the last Tuesday in December in
44 every year and shall file its annual report, along with an accounting
45 of funds received and expended, not later than the last Wednesday
46 of December in every year.