

**HOUSE . . . . . No. 567**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Angelo J. Puppolo, Jr.*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to title insurance closing protection letters.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Angelo J. Puppolo, Jr.</i>	<i>12th Hampden</i>	<i>1/13/2017</i>

**HOUSE . . . . . No. 567**

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By Mr. Puppolo of Springfield, a petition (accompanied by bill, House, No. 567) of Angelo J. Puppolo, Jr. relative to title insurance closing protection letters. Financial Services.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 932 OF 2015-2016.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
\_\_\_\_\_

An Act relative to title insurance closing protection letters.

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

1           SECTION 1. The eleventh clause of section 47 of chapter 175 of the General Laws, as  
2 most recently appearing, is hereby amended by inserting at the end thereof the following :-A title  
3 insurance company is expressly authorized to issue closing protection to a proposed insured  
4 upon request if the title insurance company or its title agent issues a preliminary report, binder or  
5 title insurance policy. A closing protection letter shall be issued by a title insurance company in  
6 connection with the issuance of any loan policy insuring a lender's interest in residential property  
7 intended for residential occupancy containing four (4) or less units. Said closing protection shall  
8 be provided for a fee of \$50.00, per transaction closing protection letter issued and which must  
9 be in a form adopted from time to time by the American Land Title Association. Said fee is not  
10 to be the subject of any agreement requiring a division of the fee collected on behalf of the title  
11 insurance company.