

**HOUSE . . . . . No. 932**

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The Commonwealth of Massachusetts

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PRESENTED BY:

*Angelo J. Puppolo, Jr.*

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*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.

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PETITION OF:

NAME:

*Angelo J. Puppolo, Jr.*

DISTRICT/ADDRESS:

*12th Hampden*

**HOUSE . . . . . No. 932**

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By Mr. Puppolo of Springfield, a petition (accompanied by bill, House, No. 932) of Angelo J. Puppolo, Jr. relative to title insurance closing protection letters. Financial Services.

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The Commonwealth of Massachusetts

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**In the One Hundred and Eighty-Ninth General Court  
(2015-2016)**  
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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.