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SECTION 17. Subsection (a) of section 14A of chapter 94G of the General Laws, as inserted by section 18 of chapter 180 of the acts of 2022, is hereby amended by adding the following sentence:- Expenditures from the fund shall not be subject to appropriation.

SECTION 18. Subsection (a) of section 65G of chapter 112 of the General Laws, as inserted by section 36 of chapter 177 of the acts of 2022, is hereby amended by striking out the definition of "Board of registration" and inserting in place thereof the following definition:-

"Board of registration", a board of registration: (i) serving in the department pursuant to section 9 of chapter 13; provided, however, that this shall not include the board of registration as established under section 10 of said chapter 13; (ii) serving pursuant to section 76 of said chapter 13; (iii) serving pursuant to section 80 of said chapter 13; (iv) serving pursuant to section 88 of said chapter 13; or (v) serving under the supervision of the commissioner pursuant to section 1 of this chapter.

SECTION 19. Section 7.08 of chapter 156D of the General Laws, as appearing in the 2020 Official Edition, is hereby amended by striking out the words ", unless the corporation is a public corporation", in lines 6 and 7.

SECTION 20. Subsection (g) of section 14 of chapter 176O of the General Laws, as added by section 70 of chapter 177 of the acts of 2022, is hereby amended by striking out the words "42 U.S.C. 18031(j)" and inserting in place thereof the following words:- 42 U.S.C. 300gg-26.

SECTION 21. Section 6A of chapter 180 of the General Laws, as appearing in the 2020 Official Edition, is hereby amended by adding the following 2 paragraphs:-

The board of directors may, unless otherwise provided in the articles of organization or bylaws, authorize any annual, regular or special meeting of members to be held in-person at a physical location, by means of remote communication or by a hybrid model with both a physical location and a means of remote communication. Subject to the articles of organization, bylaws, guidelines or procedures as the board of directors may adopt, members not physically present at the designated location of a meeting of the members may, by means of remote communication: (i) participate in a meeting of members; and (ii) be deemed, to the same extent as members physically present at a designated location, to be: (A) present; and (B) authorized to vote.

Pursuant to the fifth paragraph, the corporation shall implement reasonable measures to:

(i) verify that each person deemed present and authorized to vote at the meeting by means of remote communication is a member;

(ii) provide members a reasonable opportunity to participate in the meeting and vote on matters submitted to the members, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with such proceedings; and

(iii) maintain a record of any vote or other action a member takes at a meeting by means of remote communication.

SECTION 22. Chapter 221 of the General Laws is hereby amended by inserting after section 46D the following section:-

Section 46E. (a) With respect to real estate closings involving the use of communication technology, as defined in section 1 of chapter 222, the following words, as used in this section, shall, unless the context clearly requires otherwise, have the following meanings:

"Closing", the consummation of a transaction between parties for the purpose of granting a mortgage or otherwise transferring title to a 1-family to 4-family residential dwelling, including the execution of documents necessary to accomplish the valid and proper transfer of title and the transfer of the consideration for the conveyance, whether done simultaneously with or subsequent to the execution of documents for the transfer of title; provided, however, that a "closing" shall not include any transaction in which the consideration for the transfer of title is evidenced solely by a home equity loan or line of credit that: (i) is secured by a mortgage on a 1-family to 4-family residential dwelling; (ii) does not involve the issuance of a lender's or mortgagee's policy of title insurance in connection with such transaction; and (iii) is to be retained by the lender and not sold on the secondary mortgage market.

"Creditor", a person or entity that holds or controls, partially, wholly, indirectly, directly or in a nominee capacity, a mortgage loan securing real property, including, but not limited to, an originator, holder, investor, assignee, successor, trust, trustee, nominee holder, Mortgage Electronic Registration Systems or mortgage servicer, including the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation; provided, however, that "creditor" shall also include any servant, employee, representative or agent of a creditor.

(b) Notwithstanding any general or special law to the contrary, no person, unless that person has been admitted as an attorney in the commonwealth and has not been disqualified from the practice of law due to