



To: All Massachusetts Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: May 29, 2020  
Bulletin No: MA 2020-07  
Subject: Updated COVID-19 Tolling of MA Statutes of Limitation and Deadlines – Supplement to MA 2020-03

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This Bulletin supplements National Bulletin [\(NB\) 2020-06](#) dated April 3, 2020 and supersedes [MA 2020-03](#) – COVID-19 Tolling of MA Statutes of Limitations and Deadlines.

On May 26, 2020, the Supreme Judicial Court issued its [second updated order regarding court operations under the exigent circumstances created by the COVID-19 \(coronavirus\) pandemic](#) effective June 1, 2020 (the “Second Updated SJC Order”). Pursuant to the Second Updated SJC Order, all civil statutes of limitation are tolled from March 17, 2020 through June 30, 2020, and all criminal statutes of limitation are tolled from March 17, 2020 through August 31, 2020 (paragraph 12); all deadlines set forth in statutes or court rules, standing orders or guidelines that expired or will expire at any time from March 17, 2020 through June 30, 2020, are tolled until July 1, 2020 (paragraph 13); and all deadlines established by a court in a particular case prior to March 17, 2020 are tolled until July 1, 2020 (paragraph 14).

**If any civil statute of limitation, any deadline set forth in statutes or court rules, standing orders or guidelines, or any deadline established by a court in a particular case issued prior to March 17, 2020, would be relied upon to eliminate a matter on title (i.e., real estate attachments, levy on executions, mechanic lien filings, etc.), you may not rely upon said statute of limitation or deadline, or issue a policy eliminating a matter on title based upon such, if:**

- a. the statute of limitations would expire or run from March 17 through June 30, 2020; or**
- b. the deadline would expire between March 17 and June 20, 2020.**

The Supreme Judicial Court has provided guidance on determining new deadlines in paragraphs [12](#), [13](#) and [14](#) of the Second Updated SJC Order.

If you have any questions or need assistance regarding whether one of these scenarios apply in a particular situation, please do not hesitate to reach out to MA Underwriting Counsel for guidance on how to proceed.

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**NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company’s Underwriting Department.**

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**