



To: All Massachusetts Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: June 25, 2020
Bulletin No: MA 2020-08
Subject: **Correction and Update to MA 2020-07** – COVID-19 Tolling of MA Statutes of Limitation and Deadlines and Courts Re-opening

On May 29, 2020, WFG issued WFG Underwriting Bulletin [MA 2020-07](#) - Updated COVID-19 Tolling of MA Statutes of Limitation and Deadlines – Supplement to [MA 2020-03](#). The bulletin advised of the extension of certain statutes of limitations and deadlines as a result of the continuing COVID-19 pandemic as outlined in the Supreme Judicial Court’s (“SJC”) [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”). That bulletin contained a typographical error, and the underwriting guideline contained therein should have read as follows:

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 30, 2020.

As an update to [MA 2020-07](#), the SJC issued its [third updated order regarding court operations under the exigent circumstances created by the COVID-19 \(coronavirus\) pandemic](#) on June 24, 2020, effective July 1, 2020. Courthouses will physically reopen to the public on a limited basis beginning on July 13, 2020 and expanding in a second phase beginning on August 10, 2020, as outlined in paragraphs [3](#) and [6](#) of the Order. Until then, agents should continue to do as much as possible virtually, just as they have been since the SJC’s original order was issued on March 13, 2020. It is possible that Trial Courts or individual Courthouses may issue their own orders relative to continued limited access to their own facilities, and we will do our best to continue to keep you informed. No new extensions of statutes of limitation, deadlines, standing orders or guidelines beyond June 20, 2020 are anticipated unless there is a new surge of COVID-19 cases and the SJC feels a further tolling is needed.

If you have any questions, please do not hesitate to reach out to MA Underwriting Counsel. We are here to help.

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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.