

IMPORTANT RASEM MEMBER ADVISORY



Dear RASEM Members:

On April 27, Governor Baker signed the remote notarization bill, [S. 2645](#) into law, codified as [Chapter 71 of the Acts of 2020](#). MAR has [worked on this issue since the start of the state of emergency](#) and specifically [advocated for the passage of this bill](#).

The bill authorizes notarizations to occur through the use of real time electronic video conferencing during the current state of emergency. It lays out a specific process through which these notarizations must occur:

- All parties and the notary must be located in Massachusetts.
- All principal parties must provide proof of identity either during the video conference or by sending a copy of identification materials to the notary.
- The notary must observe execution of the document by all parties through real time electronic video conferencing.
- All executed documents must be sent to the notary for their stamp and signature following the video conference. Mortgage closings require a second video conference to confirm that the documents received by the notary are the same ones that were executed.

The bill balances protection from the COVID-19 pandemic with maintaining the rigorous procedural safeguards essential to Massachusetts transactions. REALTOR® Associations are proud to have played a role in helping to protect the health and safety of Realtors® and their clients while providing an effective means to continue the practice of real estate during this state of emergency.

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