

## REBA Practice Standard No. 31

### Internet-Based Title Information Sources

When relying on an internet-based information source to ascertain a merger, conversion, name change, or other succession of an entity, it is advisable to record the evidence of such succession with an affidavit certified in the form required by G.L. c. 183, §5B by a member in good standing of the Massachusetts bar to which is attached unedited printouts of the pertinent pages of the website of such agency, containing the link address of each web page, and stating that the printed web pages are the actual printouts and that they show the chain of pages necessary to establish such succession.

#### *Comments*

- 1. See also Title Standard 76 for reliance on various internet-based government sources.*
- 2. As to registered land, see Land Court Guideline 56 which requires an affidavit under G.L. c. 183, § 5B by a member in good standing of the Massachusetts bar, supported by applicable current internet-based source print outs, and requires approval of the Chief Title Examiner prior to filing.*

Adopted November 14, 2022