

In Support of House Bill H8120 from Jennifer L Caputi

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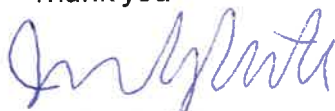
Mr. DiMezza

Support for this legislation is warranted because it creates a clear, efficient mechanism to discharge estate tax liens for smaller estates that do not trigger state or federal estate tax filings. By allowing a sworn statement to be recorded at the municipal level, the bill streamlines title clearance, reduces administrative burden, and eliminates unnecessary costs and delays for heirs, fiduciaries, and real estate transactions.

As a real estate attorney, the current requirements are unnecessarily burdensome for all parties involved, often delaying closings and complicating otherwise straightforward transfers. This legislation provides meaningful relief by simplifying the process while still requiring a sworn confirmation that no estate tax is owed, preserving oversight without imposing unnecessary procedural hurdles.

This approach aligns with Massachusetts practice under its General Laws, where simplified procedures exist to confirm nontaxable estates and facilitate marketable title without requiring full estate tax filings. Adopting a similar framework promotes consistency across neighboring jurisdictions, supports timely property transfers, and provides practical relief to families and practitioners while maintaining appropriate safeguards.

Thank you



Jennifer L Caputi