



NANTUCKET LAND BANK COMMISSION
22 BROAD STREET, NANTUCKET, MASSACHUSETTS 02554
TELEPHONE (508) 228-7240 • FACSIMILE (508) 228-9369

INSTRUCTIONS FOR FILING LAND BANK FORMS

Available at our web site are Land Bank Commission Forms A and B. Pursuant to Chapter 669 of the Massachusetts Acts of 1983, as amended, a purchaser of any real property interest within the county of Nantucket must file the applicable Land Bank forms and the original deed with the Land Bank for processing before the Nantucket Registry will accept it for recording.

Form A is required for all transfers.

Parts A, B, and C or D must be completed.

Form B is always required if the seller is a trust, corporation or partnership.

Part G must be completed by the seller.

Form B is also required if the purchaser is a trust, corporation or partnership, the transfer is exempt, and determination of the exemption depends on the underlying ownership of the purchaser and/or seller trust, corporation or partnership.

Part F must be completed by the purchaser.

A fee for two percent of the purchase price is required on the sale of real property interests, subject to certain exemptions. Checks, made payable to the Nantucket Land Bank, must be provided at the time of filing.

Form A, Part E, provides information regarding exemptions and filing requirements. Submissions will not be accepted by the Land Bank Commission without the appropriate supporting documentation.

The purchaser or purchaser's attorney signs Form A and, where applicable, Form B, Part F.

The seller or seller's attorney signs Form B, Part G, where applicable.

The completed form(s) should then be returned to this office, either by mail or in person, with the original deed, one duplicate copy, and Land Bank fee (non-exempt transfers only). Documents mailed to our office will be processed at the Land Bank and hand delivered to the Registry of Deeds for their review and recording. For information about Registry fees and filing requirements please contact their office directly at (508) 228-7250.

Should you have any questions about the Land Bank filing procedures, the forms, or require a copy of the Nantucket Land Bank Act or Rules and Regulations please feel free to contact our administrative office at (508) 228-7240.