

## PUBLICATION UPDATE

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# Real Estate Transactions: Purchase and Sale of Real Property

Publication 658

Release 34

April 2021

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### HIGHLIGHTS

#### Important new real estate cases covered

Coping with the effects of Covid-19 by means of a remote closing, in escrow. Negotiating force majeure addenda for delays in time periods. *See* § 4.01.

N.Y. Power of Attorney statute amended to make it more user-friendly and afford protection to those who rely on the new form. *See* § 32.04[2].

Caveat emptor case holding that seller had no duty to disclose landmark status. *See* § 40.01[1][g].

Mortgage contingency case where only one of purchasers applied for loan. *See* § 36.01[5].

Covenant and easement cases. *See* § 34.04[2].

Phase I and Phase II Environmental Site Assessments and SEQRA cases. *See* §§ 31A.05[2] and 31A.03[8].

Specific performance case. *See* § 39.01[3][a].

Statute of frauds case *See* § 32.02.

Adverse possession cases. *See* § 35.01[2][b].

Case on NY RPRPL 881 license between condominium unit owners for repairs. *See* § 34.04[2].

Cases on purchaser's remedies. *See* § 39.01[2][a].

ALTA reported to be phasing out its 2006 forms and replacing them, effective July 1, 2021. *See* § 35.03[1].

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Publication 658 Release 34

April 2021

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## VOLUME 12

### Publication Table of Contents

- Tan Publication Table of Contents pages 1 thru 3 . . . . . Material not replaced

### Revision

- Title page. . . . . 1 thru Title page
- 3-1. . . . . 3-1
- 4-1. . . . . 4-1 thru 4-2.1
- 9-1 thru 9-4.1. . . . . 9-1 thru 9-4.1
- 10-1 . . . . . 10-1 thru 10-2.1

## VOLUME 12B

### Revision

- Title page. . . . . Title page
- 25-47 thru 25-48.1 . . . . . 25-47 thru 25-48.1
- 31A-51 thru 31A-52.1 . . . . . 31A-51 thru 31A-52.1
- 31A-63 thru 31A-73. . . . . 31A-63 thru 31A-71
- 32-23 thru 32-25 . . . . . 32-23 thru 32-26.1
- 32-39 thru 32-40.1 . . . . . 32-39 thru 32-40.1
- 32-47 thru 32-51 . . . . . 32-47 thru 32-53
- 33-11. . . . . 33-11
- 34-9 thru 34-10.1 . . . . . 34-9 thru 34-10.1
- 34-73 thru 34-85 . . . . . 34-73 thru 34-85
- 35-19 thru 35-20.1 . . . . . 35-19 thru 35-20.1
- 35-53. . . . . 35-53
- 36-33. . . . . 36-33 thru 36-34.1
- 36-283 thru 37-6.1 . . . . . 36-283 thru 37-6.1
- 39-5 . . . . . 39-5 thru 39-6.1
- 39-19 thru 39-21 . . . . . 39-19 thru 39-22.1
- 39-51 thru 40-6.1 . . . . . 39-51 thru 40-6.1
- 40-23 thru 40-24.3 . . . . . 40-23 thru 40-24.5
- I-1 thru I-61 . . . . . I-1 thru I-61

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