



TRIAL COURT OF  
MASSACHUSETTS

**COMPLAINT FOR CERTIFICATE  
AFTER DEATH**  
(G.L. c. 185, § 97)

COURT USE ONLY

COURT DEPARTMENT

LAND COURT

COUNTY

CASE NAME

[In the matter of]

DOCKET NUMBER (REQUIRED)

**-SBQ-** \_\_\_\_\_ - \_\_\_\_ - \_\_\_\_

Complaint for new Certificate of Title after death of: \_\_\_\_\_  
\_\_\_\_\_, the registered owner(s) named in  
Certificate/Memorandum of Unit Ownership No. \_\_\_\_\_ issued from the \_\_\_\_\_ Registry  
District.

1. The Plaintiff(s) is/are the \_\_\_\_\_ sole heir(s) at law **-or-** \_\_\_\_\_ devisee(s) under the will of the deceased owner(s)  
named above, late of \_\_\_\_\_ in \_\_\_\_\_ County.
2. The Probate & Family Court \_\_\_\_\_ Division has granted letters testamentary, or of administration,  
on the estate(s) of the deceased owner(s).
3. More than thirty (30) days have elapsed since the entry of judgment **and** no appeal therefrom has been taken, or  
any appeal taken has resulted in the entry of judgment pursuant to the rescript of the Supreme Judicial Court or  
Appeals Court.

Check if applicable and attach a written Addendum sheet to this Complaint form.

There are additional facts described on the attached Addendum, which is incorporated herein by reference.

Accordingly, the Plaintiff(s) request(s) that the Land Court issue a new Certificate of Title.

**Waiver of Notice by Personal Representative**

I, \_\_\_\_\_, the Personal Representative of the estate(s) of the above-  
named deceased owner(s), \_\_\_\_\_,  
hereby waive notice of the foregoing complaint and assent to the requested relief thereof, and further make oath to  
the best of my knowledge and belief that all debts, charges, and claims against the estate(s) of the deceased  
owner(s) are paid, and that no suits against the estate(s) are pending.

Executed under penalty of perjury,

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

**Note: In the absence of the appointment of a Personal Representative, one heir or devisee must sign this  
section. All Plaintiffs or their attorney(s) must complete the section entitled "Listing of All Plaintiffs," on  
page 3 of this form. Add additional pages as necessary.**



**Filing Requirements Checklist**

**Submit attested copies of the following documents:**

- Deceased Owner's Certificate of Title (or Memorandum of Unit Ownership)
- Probate Court Docket Sheet
- Allowed Petition (pre-MUPC) **-or-** Petition for Formal (MPC 160)
- Citation (and a copy of the publication)
- Approved Bond(s)
- Will (if testate) and all Codicils (if any)
- Inventory (if filed)
- Surviving Spouse, Children, Heirs at Law Form (MPC 162) (if filed)
- Devises Form (MPC 163) (if testate and filed)
- Decree and Order on Petition for Formal Adjudication (MPC 755) (unless the Probate and Family Court Decree is otherwise part of a pre-MUPC filing)
- If any Probate Court filings have been amended, submit attested copies of the same
- Land Court Subsequent Complaint Filing Fee of \$50.00

**Submit attested copies of the following documents only if they were filed with the Probate Court:**

- Petition for Late and Limited Formal Testacy and/or Appointment (MPC161)
- Decree and Order on Petition for Late and Limited Formal Testacy and/or Appointment (MPC 757)
- Petition for Order of Complete Settlement (MPC 855)
- First and Final Account (including all Accounts if more than one)
- Decree and Order for Complete Settlement (MPC 790)

**Note: Additional documents may be requested by the Court.**

**File this original Complaint and one copy of the Complaint.**



**Listing of All Plaintiffs**  
(Add additional pages as necessary)

PLAINTIFF	PLAINTIFF'S LAWYER (IF ANY)	INTEREST CLAIMED
PRINT NAME	PRINT NAME	
PHONE	PHONE	<b>SIGNATURES</b>
EMAIL	EMAIL	<b>X</b> PLAINTIFF'S SIGNATURE
ADDRESS	ADDRESS	<b>X</b> LAWYER'S SIGNATURE
		BBO NUMBER

PLAINTIFF	PLAINTIFF'S LAWYER (IF ANY)	INTEREST CLAIMED
PRINT NAME	PRINT NAME	
PHONE	PHONE	<b>SIGNATURES</b>
EMAIL	EMAIL	<b>X</b> PLAINTIFF'S SIGNATURE
ADDRESS	ADDRESS	<b>X</b> LAWYER'S SIGNATURE
		BBO NUMBER

PLAINTIFF	PLAINTIFF'S LAWYER (IF ANY)	INTEREST CLAIMED
PRINT NAME	PRINT NAME	
PHONE	PHONE	<b>SIGNATURES</b>
EMAIL	EMAIL	<b>X</b> PLAINTIFF'S SIGNATURE
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