

Franklin Town MA

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Norfolk County Register of Deeds Claims Victory Against Commissioners

Alan Earls Editor



For Context, see earlier Observer coverage [here](#). We have reached out to a County Commissioner Richard Staiti for comment. His response: "No comment at the moment on advice of counsel. Need to review and discuss."

Dear Norfolk County Resident,

RE: Registry of Deeds Law Suit

As a stakeholder and leader of your community please be advised that the Norfolk Registry of Deeds won its law suit against the Norfolk County Commissioners Joseph P. Shea of Quincy, Attorney Peter H. Collins of Milton and Attorney Richard R. Staiti of Canton. County Director John J. Cronin also was found to have violated state law. The Massachusetts Supreme Judicial Court, the highest state court in Massachusetts, affirmed and agreed with a lower Supreme Court ruling in favor of the Norfolk Registry of Deeds.

The distinguished and respected publication, Massachusetts Lawyers Weekly, wrote an article about this matter that was entitled "Register of Deeds Wins Battle with County Over Funding". This article is attached via link. Click here to view. <https://www.norfolkdeeds.org/wp-content/uploads/Register-of-Deeds-Wins-Battle-with-County-Over-Funding.pdf>

Judge Cahillane of the Norfolk Superior Court who stated in his decision that the statute the Norfolk County Commissioners and County Director Cronin violated was "unambiguous" ruled:

"In permitting an authorized official such as the Register to determine whether certain transfers within a main group may be made, the statute recognizes that the Register is in the best position to understand the daily needs of the Registry of Deeds and to take certain actions in the interest of the public that elected him."

All Courts that have heard this dispute recognized Norfolk County Commissioners Shea, Collins and Staiti and County Director John J. Cronin violated state law. In Norfolk County abuse of power by appointed and elected officials should NOT be tolerated.

The County Defendants, the Norfolk County Commissioners and County Director John J. Cronin, unlawfully interfered in the operations and services of the Norfolk County Registry of Deeds. My staff and I will continue to manage through these challenges to maintain and protect Registry legal real estate records that provide legal title to our homes and properties.

If you have any questions or guidance, please do not hesitate to contact me. Thank you.

Sincerely yours,

William P. O'Donnell

Notice of Decision from The Supreme Judicial Court No. SJC-13669

Click here to view: <https://www.norfolkdeeds.org/wp-content/uploads/Supreme-Judicial-Court-No.-SJC-13669.pdf>

Judge Cahillane's Decision and order in Norfolk Superior Court 2282 CV 01001

Click here to view: <https://www.norfolkdeeds.org/wp-content/uploads/Norfolk-Superior-Court-2282-CV-01001.pdf>