



# Ask an Attorney; POA in my Closing

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**QUESTION:** I am in the process of selling my home but don't want to attend the closing. Can I give a power of attorney to someone to sign documents for me at the closing?

**ANSWER:** Yes, under the Connecticut Uniform Power of Attorney Act, a seller residing in Connecticut can execute a power of attorney document to empower an agent to act for the seller and execute the documents for the seller's closing.

Additionally, the seller can execute most, if not all, of the closing documents prior to the closing, while also giving a power of attorney to a third party (oftentimes the seller's lawyer) to address any issue which may arise on the day of closing, including signing the Closing Disclosure.

To be valid, the power of attorney must be executed in strict compliance with applicable laws. If executed in Connecticut, the power of attorney must be signed by the seller in the presence of two witnesses and notarized by a notary public, who may also act as one of the witnesses. If the power of attorney is executed in another state, it must comply with the laws of that state.

Attorney William Broneill joined KKC in 2022 after 20 years in private practice in Manchester, Connecticut. He focuses his practice on Residential and Commercial Real Estate while also helping clients with their Estate Planning or Business needs. He can be reached at (860) 812-1764 or by email at [wbroneill@kkc-law.com](mailto:wbroneill@kkc-law.com).