

1 H.3

2 Introduced by Representative Greshin of Warren

3 Referred to Committee on

4 Date:

5 Subject: Real property; adverse possession

6 Statement of purpose of bill as introduced: This bill proposes to increase the  
7 time period within which an adverse possession claim must be brought from  
8 15 years to 20 years after the action accrues and to require the person claiming  
9 the property by adverse possession to have paid all taxes due on it for the  
10 20-year period.

11 An act relating to adverse possession

12 It is hereby enacted by the General Assembly of the State of Vermont:

13 Sec. 1. 12 V.S.A. § 501 is amended to read:

14 § 501. RECOVERY OF LANDS; PAYMENT OF TAXES

15 (a) Except as otherwise provided in ~~section 5263 of Title 32~~ 32 V.S.A.  
16 § 5263, an action for the recovery of lands, or the possession thereof, shall not  
17 be maintained, unless commenced within ~~fifteen~~ 20 years after the cause of  
18 action first accrues to the plaintiff or those under whom ~~he~~ the plaintiff claims.

1           (b) An action for adverse possession shall not be maintained unless the  
2           plaintiff has paid all taxes due by law on the claimed property for the 20-year  
3           period established by subsection (a) of this section.

4           Sec. 2. EFFECTIVE DATE

5           This act shall take effect on passage.