

1 S.73

2 Introduced by Senator Weeks

3 Referred to Committee on

4 Date:

5 Subject: Real property; adverse possession; notification

6 Statement of purpose of bill as introduced: This bill proposes to require a
7 person claiming property by adverse possession to notify the record owner of
8 the property about the person's claim not less than six months before the
9 expiration of the 15-year period within which an adverse possession claim
10 must be commenced.

11 An act relating to requiring notice of an adverse possession claim to the
12 record property owner

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

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

15 § 501. RECOVERY OF LANDS

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

1 (b) An action for adverse possession shall not be maintained unless the
2 plaintiff has provided the record owner of the property with notice of the
3 plaintiff's claim to the property not less than six months prior to the expiration
4 of the 15-year period established by subsection (a) of this section.

5 Sec. 2. EFFECTIVE DATE

6 This act shall take effect on passage.