



General Assembly

February Session, 2000

***Raised Bill No. 551***

LCO No. 2157

Referred to Committee on Judiciary

Introduced by:  
(JUD)

***An Act Concerning Land Titles.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 49-13a of the general statutes is repealed and the following  
2 is substituted in lieu thereof:

3 When record title to real property remains encumbered by any  
4 undischarged mortgage, and the mortgagor or those owning [his] the  
5 mortgagor's interest therein have been in undisturbed possession of  
6 the property (1) for at least forty years after the expiration of the time  
7 limited in the mortgage for the full performance of the conditions  
8 thereof, or (2) if the mortgage does not specify a maturity date, for at  
9 least forty years after the date the mortgage was recorded on the land  
10 records of the town wherein the property is situated, the mortgage  
11 shall be invalid as a further lien against the real estate, provided an  
12 affidavit, subscribed and sworn to by the party in possession, stating  
13 the fact of such possession, is recorded on the land records of the town  
14 wherein the property is situated.

***Statement of Purpose:***

To permit mortgages that do not have maturity dates to be discharged by affidavit if forty or more years has expired since such mortgage was recorded on the land records.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*