



General Assembly

**Substitute Bill No. 551**

*February Session, 2000*

***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1 Section 49-13a of the general statutes is repealed and the following  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] thirty years after the expiration of the  
7 time limited in the mortgage for the full performance of the  
8 conditions thereof, or (2) if the mortgage does not specify a maturity  
9 date, for at least forty years after the date the mortgage was recorded  
10 on the land records of the town wherein the property is situated, the  
11 mortgage shall be invalid as a further lien against the real [estate]  
12 property, provided an affidavit, subscribed and sworn to by the party  
13 in possession, stating the fact of such possession, is recorded on the  
14 land records of the town wherein the property is situated.

**JUD Committee Vote:** Yea 39 Nay 0 JFS