



General Assembly

Amendment

February Session, 2006

LCO No. 5352

SB0033205352HDO

Offered by:
REP. LAWLOR, 99th Dist.

To: Senate Bill No. 332

File No. 98

Cal. No. 476

"AN ACT CONCERNING TIME LIMITS FOR ACQUIRING RIGHTS TO PROPERTY THROUGH ADVERSE POSSESSION."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subsection (b) of section 52-380d of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective*
5 *January 1, 2007*):

6 (b) A release of a judgment lien on real property is sufficient if (1) it
7 specifies the names of the judgment creditor and judgment debtor, the
8 date of the lien, and the town and volume and page where the
9 judgment lien certificate is recorded, and (2) the signature of the
10 lienholder, attorney or personal representative is acknowledged and
11 witnessed in the same manner as a deed on real property. The town
12 clerk with whom the lien was recorded shall note such release as by
13 law provided and shall index the record of each such release under the
14 name of the judgment creditor and judgment debtor. Nothing in this
15 subsection shall require the town clerk with whom such lien was

16 recorded to note such release as by law provided whenever such town
17 clerk maintains a computerized searchable grantor and grantee index
18 covering the period in which the lien was recorded.

19 Sec. 502. Section 7-25 of the general statutes is repealed and the
20 following is substituted in lieu thereof (*Effective January 1, 2007*):

21 Each town clerk shall, within five days after receipt of an instrument
22 for record, enter the names of all the grantors in a grantor index and all
23 the grantees in a grantee index, in alphabetical order, and cross-
24 indexed as to the party first identified as grantor or grantee on the
25 instrument, the nature of the instrument, the date of its receipt as
26 endorsed upon the recorded instrument and thereafter, when available
27 for entry, the book and page of such instrument or other suitable
28 indication of its location approved by the Public Records
29 Administrator. If such instrument is an assignment of mortgage,
30 collateral assignment of mortgage, subordination of mortgage or other
31 transfer of an interest in a mortgage, the mortgagor shall be deemed an
32 additional grantor for purposes of this section. If such instrument is a
33 grant or assignment of a mortgage to a party designated in the
34 mortgage or assignment as the nominee for another, such nominee
35 shall be deemed to be the grantee of such mortgage or assignment for
36 purposes of this section. If such instrument affects real property, the
37 index shall include a reference to the location of such property, if
38 contained in such instrument. If such instrument is a release or partial
39 release, only one previous book and page shall be referenced. Such
40 general index shall be a permanent public record.

41 Sec. 503. Subsection (c) of section 7-24 of the general statutes is
42 repealed and the following is substituted in lieu thereof (*Effective*
43 *January 1, 2007*):

44 (c) The town clerk shall, on receipt of any instrument for record,
45 write thereon the day, month, year and time of day when he received
46 it, and the record shall bear the same date and time of day; but he shall
47 not be required to receive any instrument for record unless the fee for

48 recording it is paid to him in advance except instruments received
49 from the state or any political subdivision thereof, and, when he has
50 received it for record, he shall not deliver it up to the parties or either
51 of them until it has been recorded. When any town clerk has, upon
52 receiving any instrument for record, written thereon the time of day
53 when he received it as well as the day and year of such receipt, and
54 when any town clerk has noted with the record of any instrument the
55 time of day when he received the record, such entries of the time of
56 day shall have the same effect as other entries that are required by law
57 to be made. Each instrument for record shall have not less than three-
58 quarters of one inch margin surrounding each page.

59 Sec. 504. Section 7-29 of the general statutes is repealed and the
60 following is substituted in lieu thereof (*Effective January 1, 2007*):

61 When any town clerk has recorded any instrument that the town
62 clerk knows to be a release, partial release or assignment of a mortgage
63 or lien recorded on the records of such town, the town clerk shall make
64 a notation on the first page where such mortgage or lien is recorded,
65 stating the book and page where such release, partial release or
66 assignment is recorded. If the land records are not maintained in a
67 paper form, the town clerk shall make the notation on the digitized
68 image of the first page of such mortgage or lien in a form or manner
69 approved by the Public Records Administrator. Nothing in this section
70 shall require the town clerk with whom such release, partial release or
71 assignment was recorded to note such release, partial release or
72 assignment whenever such town clerk maintains a computerized
73 searchable grantor and grantee index covering the period in which
74 such mortgage or lien was recorded."