

OFFICE OF LEGISLATIVE RESEARCH  
PUBLIC ACT SUMMARY



**PA 19-85**—sSB 833  
*Judiciary Committee*

**AN ACT CONCERNING VALIDATION OF CONVEYANCE DEFECTS  
ASSOCIATED WITH AN INSTRUMENT THAT WAS EXECUTED  
PURSUANT TO A POWER OF ATTORNEY**

**SUMMARY:** This act generally validates documents that convey, lease, mortgage, or affect a real estate interest recorded after January 1, 1997, that are executed pursuant to a power of attorney who is not recorded on the town's land records. These documents include deeds, mortgages, leases, powers of attorney, releases, assignments, and other instruments.

The act does not validate a document with this defect if:

1. a legal proceeding to avoid and set aside the document has begun and a notice of *lis pendens* has been recorded on the town's land records within 15 years after the challenged document is recorded or
2. the document fails to state consideration reflecting fair market value.

The act's provisions do not apply to any conveyance where the document is executed by a fiduciary who is the grantee, mortgagee, lessee, releasee, or assignee designated in the document.

EFFECTIVE DATE: October 1, 2019