



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

HOUSE BILL NO. 773

PRINTERS NO. 1563

PRIME SPONSOR: Masser

### COST / (SAVINGS)

FUND	FY 2014/15	FY 2015/16
General Fund	\$0	\$0

#### SUMMARY:

House Bill 773 amends the Judicial Code concerning the acquisition of title to property through adverse possession. It would take effect in one year.

#### ANALYSIS:

This legislation reduces the limitation on claims of adverse possession from 21 years to 10 years under certain circumstances. It establishes requirements for uniform notice, including what information must be provided and to whom. It also provides a general rule and limitations on recovery of mesne profits. There is a final section that provides guidelines for reimbursement for the defendant in any ejection action.

The provisions of this legislation would not apply to real property that is part of a common interest ownership community or owned by the United States, the Commonwealth, a local government, or any agency, authority or other unit of the United States, the Commonwealth, or local government, including a redevelopment authority, municipal authority and school district.

#### FISCAL IMPACT:

Enactment of this legislation will have no adverse impact on Commonwealth funds.

**PREPARED BY:** Jeff Miller  
House Appropriations Committee (R)

**DATE:** January 30, 2014

*Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*