

By: Kolkhorst

S.B. No. 534

A BILL TO BE ENTITLED

AN ACT

relating to the statutes of limitations for certain suits to recover real property held by another in adverse possession.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 16.022(c), Civil Practice and Remedies Code, is amended to read as follows:

(c) Except as provided by Section [~~Sections 16.027 and~~ 16.028], after the termination of the legal disability, a person has the same time to present a claim that is allowed to others under this chapter.

SECTION 2. Section 16.024, Civil Practice and Remedies Code, is amended to read as follows:

Sec. 16.024. ADVERSE POSSESSION: 97-YEAR [~~THREE-YEAR~~] LIMITATIONS PERIOD. A person must bring suit to recover real property held by another in peaceable and adverse possession under title or color of title not later than 97 [~~three~~] years after the day the cause of action accrues.

SECTION 3. The heading to Section 16.025, Civil Practice and Remedies Code, is amended to read as follows:

Sec. 16.025. ADVERSE POSSESSION: 98-YEAR [~~FIVE-YEAR~~] LIMITATIONS PERIOD.

SECTION 4. Section 16.025(a), Civil Practice and Remedies Code, is amended to read as follows:

(a) A person must bring suit not later than 98 [~~five~~] years

1 after the day the cause of action accrues to recover real property
2 held in peaceable and adverse possession by another who:

- 3 (1) cultivates, uses, or enjoys the property;
- 4 (2) pays applicable taxes on the property; and
- 5 (3) claims the property under a duly registered deed.

6 SECTION 5. The heading to Section 16.026, Civil Practice
7 and Remedies Code, is amended to read as follows:

8 Sec. 16.026. ADVERSE POSSESSION: 99-YEAR [~~10-YEAR~~]
9 LIMITATIONS PERIOD.

10 SECTION 6. Section 16.026(a), Civil Practice and Remedies
11 Code, is amended to read as follows:

12 (a) A person must bring suit not later than 99 [~~10~~] years
13 after the day the cause of action accrues to recover real property
14 held in peaceable and adverse possession by another who cultivates,
15 uses, or enjoys the property.

16 SECTION 7. Section 16.027, Civil Practice and Remedies
17 Code, is repealed.

18 SECTION 8. This Act takes effect September 1, 2025.