

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION**

**April 20, 2015**

**TO:** Honorable John T. Smithee, Chair, House Committee on Judiciary & Civil Jurisprudence

**FROM:** Ursula Parks, Director, Legislative Budget Board

**IN RE: HB2544** by Lozano (Relating to adverse possession of real property by a cotenant heir against other cotenant heirs.), **As Introduced**

<p><b>No significant fiscal implication to the State is anticipated.</b></p>
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The bill would amend the Civil Practice and Remedies Code regarding adverse possession of real property by a cotenant heir against other cotenant heirs. The bill would provide a process whereby a cotenant heir could acquire interests of other cotenant heirs after 10 years, by filing an affidavit meeting certain requirements in the deed records and providing notice. The bill would provide provisions that would be included for other cotenants to file a controverting affidavit within 5 years, and for the vesting of title in the absence of any such affidavit. Based on the analysis of the Office of Court Administration and the Health and Human Services Commission, duties and responsibilities associated with implementing the provisions of the bill could be accomplished by utilizing existing resources.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:** 212 Office of Court Administration, Texas Judicial Council

**LBB Staff:** UP, FR, GDz, KVe