



General Assembly

February Session, 2024

**Raised Bill No. 5342**

LCO No. 2112



Referred to Committee on BANKING

Introduced by:

(BA)

***AN ACT CONCERNING MORTGAGE FORECLOSURES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 52-576 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2024*):

3 (a) [No] Except as provided in subsections (b) and (c) of this section,  
4 no action for an account, or on any simple or implied contract, or on any  
5 contract in writing, or, notwithstanding the provisions of chapter 846,  
6 for the foreclosure of a mortgage on real property executed and  
7 recorded in the land records of the town in which the mortgaged real  
8 property is located on or after July 1, 2024, shall be brought but within  
9 six years after the right of action accrues. [, except as provided in  
10 subsection (b) of this section] For purposes of this section, a right of  
11 action for such mortgage foreclosure shall accrue on the later of (1) in  
12 the case of a default for nonpayment, when the mortgagee receives the  
13 most recent payment made by the mortgagor prior to such default for  
14 nonpayment, or (2) in the case of a default for any reason other than  
15 nonpayment, when the mortgagee provides to the mortgagor a notice of  
16 a default pursuant to the terms of the mortgage.

17 (b) Any person legally incapable of bringing [any such] an action [at  
18 the accruing of the right of action] for an account, or on any simple or  
19 implied contract, or on any contract in writing, or to foreclose a  
20 mortgage on real property within the six-year period set forth in  
21 subsection (a) of this section, may [sue] bring such action at any time  
22 within three years after [becoming] such person is legally capable of  
23 bringing [the] such action.

24 (c) The provisions of this section shall not apply to actions upon  
25 judgments of any court of the United States or of any court of any state  
26 within the United States, or to any cause of action governed by article 2  
27 of title 42a.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2024	52-576

**Statement of Purpose:**

To establish a limitation period for certain mortgage foreclosure actions.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*