

HOUSE BILL NO. HB0123

Adverse possession-property tax payment defense.

Sponsored by: Representative(s) Neiman, Allemand, Andrew, Banks, Bratten, Clouston, Haroldson, Heiner and Wharff and Senator(s) Biteman, Boner, Hutchings and Steinmetz

A BILL

for

1 AN ACT relating to civil procedure; specifying that the
2 time period for a cause of action for adverse possession
3 does not run during periods when the property owner has
4 paid all property taxes; specifying applicability; and
5 providing for an effective date.

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7 *Be It Enacted by the Legislature of the State of Wyoming:*

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9 **Section 1.** W.S. 1-3-103 is amended to read:

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11 **1-3-103. Recovery of real property; generally.**

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13 (a) An action for the recovery of the title or
14 possession of lands, tenements or hereditaments can only be

1 brought within ten (10) years after the cause of such
2 action accrues.

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4 (b) The time period of adverse possession necessary
5 to establish a claim for adverse possession shall not run
6 at any time that the person against whom the claim would be
7 brought has paid all taxes and assessments against the
8 lands, tenements or hereditaments that would be the subject
9 of the adverse possession claim.

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11 **Section 2.** This act shall apply to any civil action
12 for adverse possession accruing on and after July 1, 2025.

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14 **Section 3.** This act is effective July 1, 2025.

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16

(END)