



General Assembly

January Session, 2021

Proposed Bill No. 5373

LCO No. 785



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Referred to Committee on JUDICIARY

Introduced by:
REP. O'DEA, 125th Dist.

AN ACT CONCERNING REAL ESTATE ABUTTING A WAY.

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

1 That the general statutes be amended to provide that every
2 instrument passing title to real estate abutting a way shall be construed
3 to include any fee interest of the grantor in such way, unless:

4 (1) The grantor retains other real estate abutting such way, in which
5 case (A) if the retained real estate is on the same side, the property line
6 between the land granted and the land retained shall be continued into
7 such way as far as the grantor owns; or (B) if the retained real estate is
8 on the other side of such way, the title conveyed shall be to the center of
9 such way; or

10 (2) The instrument evidences a different intent by an express
11 exception or reservation and not alone by bounding by a side line; or

12 (3) Other written evidence establishes that the way was expressly
13 dedicated by the grantor to the town or city within which the way exists.

Statement of Purpose:

To create clarity regarding real estate abutting a way.