

The House Committee on Judiciary Non-civil offers the following substitute to HB 1029:

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 1 of Chapter 6 of Title 44 of the Official Code of Georgia Annotated,
2 relating to property estates in general, so as to provide for a limitation of time upon the
3 validity of possibilities of reverter and rights of reentry for breach of condition subsequent;
4 to provide for related matters; to provide for an effective date and applicability; to repeal
5 conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Article 1 of Chapter 6 of Title 44 of the Official Code of Georgia Annotated, relating to
9 property estates in general, is amended by adding at its end a new Code Section 44-6-4 to
10 read as follows:

11 "44-6-4.

12 Neither possibilities of reverter nor rights of entry or reentry for breach of condition
13 subsequent, whether heretofore or hereafter created, where the condition has not been
14 broken shall be valid for a longer period than 75 years from the date of the creation of the
15 condition or possibility of reverter. If such a possibility of reverter or right of entry or
16 reentry is created to endure for a longer period than 75 years, it shall be valid for 75 years."

17 **SECTION 2.**

18 This Act shall become effective on July 1, 2006. It is the express intention of the General
19 Assembly that this Act shall apply with respect to possibilities of reverter and rights of entry
20 or reentry for breach of condition subsequent, whenever created, including those created
21 prior to July 1, 2006.

22 **SECTION 3.**

23 All laws and parts of laws in conflict with this Act are repealed.