



Common Statute of Limitations Affecting Real Estate Titles in Rhode Island*

Interest/Right	Period	Reference
Attachment	20 years from recording or, in a case where no decision has been entered, if the court docket shows that the case has been without action for 6 years.	RIGL § 10-5-44 and § 10-5-46
Defective Notary Acknowledgment Clause	10 years from date of recording.	RIGL § 34-11-36
Execution	20 years, unless against only one tenant by the entirety. Must be levied within 1 year of entry of judgment, otherwise the attachment shall be dissolved.	RIGL § 9-26-33 and § 9-25-23
Housing Violations	3 years from the date of recording, unless renewed.	RIGL § 45-24.3-17
Lien for Condominium Assessments	6 years, unless enforcement proceedings are commenced	RIGL § 34-36.1-3.16
Mortgage	5 years from maturity, or 35 years from date of recording.	RIGL § 34-26-7
Private Restrictions	30 years after execution (unless prior to 5/11/1953).	RIGL § 34-4-21
Real Estate Tax Lien	Priority lien that continues so long as the title is not alienated, if title is alienated the lien terminates 3 years after the recording of the instrument alienating the estate.	RIGL § 44-9-1
Right of First Refusal / Preemptive Right	Expires 10 years after the date of execution, or 10 years after recording of there is no date of execution. If contained in a lease they expire upon termination or expiration of the lease.	RIGL § 34-4-26
TAX - RI Estate Tax Lien	10 years from date of death.	RIGL § 44-23-38
TAX - RI Income Tax Liens	6 years from the date of filing, unless renewed.	RIGL § 44-19-21
TAX - RI Non-Resident Withholding Tax Lien	10 years, unless released in deed.	RIGL § 44-30-71.3
TAX—Federal Estate Tax Lien	10 years from death.	IRC § 6324
TAX—Federal Income Tax Lien	10 years and 30 days from assessment.	IRC § 6502
UCC Financing Statement	5 years from recording.	RIGL § 6A-9-515

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*For more detail and application, please review the referenced statutes.

