



# House of Representatives

General Assembly

**File No. 535**

February Session, 2026

House Bill No. 5432

*House of Representatives, April 9, 2026*

The Committee on Judiciary reported through REP. STAFSTROM of the 129th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

***AN ACT CONCERNING THE RECEIPT OF FEES BY A PARTY TO A CIVIL ACTION AFFECTING TITLE TO REAL PROPERTY.***

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

1 Section 1. Section 52-257 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) The fees of parties in civil actions in which the matter in demand  
4 is not less than fifteen thousand dollars shall be: For each complaint,  
5 exclusive of signing and bond, five dollars for the first page and, for each  
6 succeeding page, two dollars; for each judgment file, two dollars for the  
7 first page and, for each additional page, one dollar and fifty cents. The  
8 prevailing party in any such civil action shall receive, by way of  
9 indemnity, the following sums: (1) For all proceedings before trial, fifty  
10 dollars; (2) for the trial of an issue of law or fact, seventy-five dollars,  
11 but if more than one issue of fact is tried at one time, only one trial fee  
12 shall be allowed; and (3) in difficult or extraordinary cases in the  
13 Superior Court, where a defense has been interposed, a further  
14 allowance, in the discretion of the court, not to exceed two hundred

15 dollars.

16 (b) Parties shall also receive: (1) For each witness attending court, the  
17 witness' legal fee and mileage; (2) for each deposition taken out of the  
18 state, forty dollars, and for each deposition within the state, thirty  
19 dollars; (3) on an application for the sale of property attached, the  
20 expenses incurred; (4) in any civil action affecting the title to real  
21 property situated in this state, or affecting any mortgage or lien thereon,  
22 the actual expense [, not exceeding the sum of two hundred twenty-five  
23 dollars,] of an examination of the land records concerning the title to the  
24 real property in question and such amount as the court or judge  
25 determines to be reasonable for the services of an expert on the value of  
26 the land when such value is in dispute; (5) for maps, plans, mechanical  
27 drawings and photographs, necessary or convenient in the trial of any  
28 action, a reasonable sum; (6) for copies of records used in evidence,  
29 bonds, recognizances and subpoenas, court and clerk's fees; (7) for the  
30 signing and service of process, the legal fees payable therefor, except  
31 that a fee shall not be allowed for the return of a subpoena to court; (8)  
32 the actual expense incurred in publishing orders of notice under  
33 direction of the court; (9) for each interpreter necessarily employed in  
34 the trial of any civil action, twenty dollars per diem; (10) for premiums  
35 upon all bonds or undertakings provided pursuant to statute, rule of  
36 court, order of court or stipulation of parties, including bonds in lieu of  
37 or in release or dissolution of attachment, the actual amount paid, not  
38 exceeding a reasonable amount; (11) documented investigative costs  
39 and expenses, not exceeding the sum of two hundred dollars; and (12)  
40 for the recording, videotaping, transcribing and presentation of the  
41 deposition of a practitioner of the healing arts, as defined in section 20-  
42 1, dentist, registered nurse, advanced practice registered nurse or  
43 licensed practical nurse, as defined in section 20-87a, or real estate  
44 appraiser that is used in lieu of live testimony in the civil action, the  
45 reasonable expenses incurred.

46 (c) In all civil actions in which the matter in demand is less than  
47 fifteen thousand dollars, the prevailing party shall receive, by way of  
48 indemnity, the following sums: (1) For all proceedings before trial, ten

49 dollars; and (2) for the trial of an issue of fact or law, fifteen dollars, but,  
50 if more than one issue of fact or law is tried at one time, only one trial  
51 fee shall be allowed.

52 (d) The following sums may be allowed to the prevailing party in  
53 causes on appeal, in the discretion of the court: (1) For all proceedings,  
54 one hundred dollars; (2) for expenses actually incurred in printing or  
55 photoduplicating copies of briefs, a sum not exceeding two hundred  
56 dollars; and (3) to the plaintiff in error, plaintiff in a cause reserved, or  
57 appellant, as the case may be, the record fee, provided judgment shall  
58 be rendered in his favor. Such costs in the Superior Court in appealed  
59 causes and in the Supreme Court or Appellate Court shall be in the  
60 discretion of the court on reservation of a cause for advice, or when a  
61 new trial is granted.

62 (e) The provisions of this section shall not interfere with the discretion  
63 of the court in taxing costs in actions in which equitable relief is  
64 demanded.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	52-257

**JUD**      *Joint Favorable*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

---

**OFA Fiscal Note****State Impact:** None**Municipal Impact:** None**Explanation**

This bill affects private parties and does not result in a fiscal impact to the state or municipalities.

**The Out Years****State Impact:** None**Municipal Impact:** None

**OLR Bill Analysis**

**HB 5432**

***AN ACT CONCERNING THE RECEIPT OF FEES BY A PARTY TO A CIVIL ACTION AFFECTING TITLE TO REAL PROPERTY.***

**SUMMARY**

Under current law, for civil actions affecting title to real property in the state or any related mortgages or liens, the court may award a party up to \$225 for the cost of examining the property's land records (title search).

This bill removes the \$225 cap, allowing the court to award the actual total cost of the title search.

EFFECTIVE DATE: October 1, 2026

**COMMITTEE ACTION**

Judiciary Committee

Joint Favorable

Yea 41    Nay 0    (03/23/2026)