

# **WEST VIRGINIA LEGISLATURE**

## **2026 REGULAR SESSION**

**Introduced**

### **House Bill 5197**

By Delegates Shamblin, Dittman, Leavitt, Hall,

Phillips, Flanigan, Roop, Hornby, and Moore

[Introduced February 04, 2026; referred to the

Committee on the Judiciary]

1 A BILL to amend and reenact §11A-4-4 of the Code of West Virginia, 1931, as amended, relating  
2 to the right to set aside deed when one entitled to notices was not properly notified;  
3 changing the time that such parties have to institute a civil action to set aside the deed  
4 against state and local governments and their subdivisions from two years to one year.

*Be it enacted by the Legislature of West Virginia:*

#### **ARTICLE 4. REMEDIES RELATING TO TAX SALES.**

##### **§11A-4-4. Right to set aside deed when one entitled to notice not notified.**

1 (a) If any person entitled to be notified under the provisions of §11A-3-55 of this code is not  
2 served with the notice as therein required, and does not have actual knowledge that such notice  
3 has been given to others in time to protect his or her interests by redeeming the property, he or  
4 she, his or her heirs and assigns may, before the expiration of two years following the delivery of  
5 the deed, institute a civil action to set aside the deed.

6 (b) Any person instituting a civil action pursuant to this section seeking to set aside a tax  
7 deed shall, as a condition precedent to the court allowing the action to proceed, tender to the clerk  
8 of the court in which the suit is pending the funds necessary to redeem the real estate. The court  
9 shall enter an order directing the clerk to accept the funds of the applicant, and deposit those funds  
10 into an account in the control of the clerk pending the conclusion of the proceeding.

11 (c) In any action brought by a tax sale purchaser or his or her grantee seeking to quiet the  
12 title pursuant to an Auditor's sale, the previous owner and any person entitled to notice or right to  
13 redeem shall have the right to assert as a defense to the requested remedy the existence of both a  
14 failure of notice of the right to redeem and a failure of the applicant for the deed to have exercised  
15 reasonably diligent efforts to provide notice of his or her intention to acquire title to the real estate.

16 It shall be a condition precedent to raising such a defense that he or she has the funds necessary  
17 to redeem the real estate should he or she prevail. Upon application by the person instituting such  
18 suit, the court shall enter an order directing the defendant to tender funds in the sufficient amount  
19 to the clerk for deposit into an account in the clerk's control pending conclusion of the proceeding.

20 Failure to tender the necessary funds within 30 days following the entry of the order requiring the  
21 deposit shall entitle the purchaser to a judgment in his or her favor.

22 (d) An answer filed by a purchaser or his or her grantee shall include the amount required  
23 for redemption, together with any taxes which have been paid on the property since delivery of the  
24 deed, with interest at the rate of 12 percent per annum.

25 (e) No title acquired pursuant to this article shall be set aside in the absence of a showing  
26 by clear and convincing evidence that the person who originally acquired such title failed to  
27 exercise reasonably diligent efforts to provide notice of his intention to acquire such title to the  
28 complaining party or his predecessors in title.

29 (f) Upon a preliminary finding by the court that the deed will be set aside pursuant to this  
30 section, such amounts on deposit with the clerk pursuant to this section shall be paid by the clerk  
31 to the sheriff within one month of the entry thereof and shall direct the sheriff to pay to the  
32 purchaser amounts pursuant to §11A-3-58 of this code. Upon a finding by the court that the deed  
33 will not be set aside and with the entry of a judgment dismissing the action with prejudice, the clerk  
34 shall return to the plaintiff or other appropriated person whose funds previously tendered, less any  
35 accrued costs assessed against such person such funds by the court.

36 (g) Notwithstanding the foregoing sections, any action brought against a government  
37 agency, authority, or political subdivision of the state to set aside a sale or deed under this section  
38 may be instituted within one year following the date of the sale or, if a deed has been delivered,  
39 within one year following delivery of the deed. This shortened limitation period applies only to  
40 claims against state and local governments, and any subdivisions thereof.

NOTE: The purpose of this bill relates to the right to set aside deed when one entitled to notices was not properly notified. The bill changes the time that such parties have to institute a civil action to set aside the deed against state and local governments and their subdivisions from two years to one year.

Strike-throughs indicate language that would be stricken from a heading or the present law and underscoring indicates new language that would be added.