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DIVISION 2. PROPERTY [654 - 1422] (*Heading of Division 2 amended by Stats. 1988, Ch. 160, Sec. 13.)*

PART 2. REAL OR IMMOVABLE PROPERTY [[755.] - 945.5] (*Part 2 enacted 1872.)*

TITLE 5. MARKETABLE RECORD TITLE [880.020 - 887.090] (*Title 5 added by Stats. 1982, Ch. 1268, Sec. 1.)*

CHAPTER 1. General Provisions [880.020 - 880.370] (*Chapter 1 added by Stats. 1982, Ch. 1268, Sec. 1.)*

ARTICLE 2. Application of Title [880.240 - 880.260] (*Article 2 added by Stats. 1982, Ch. 1268, Sec. 1.)*

880.240. The following interests are not subject to expiration or expiration of record pursuant to this title:

- (a) The interest of a person in possession (including use or occupancy) of real property and the interest of a person under whom a person in possession claims, to the extent the possession would have been revealed by reasonable inspection or inquiry.
- (b) An interest of the United States or pursuant to federal law in real property that is not subjected by federal law to the recording requirements of the state and that has not terminated under federal law.
- (c) An interest of the state or a local public entity in real property.
- (d) A conservation easement pursuant to Chapter 4 (commencing with Section 815) of Title 2.

(*Added by Stats. 1982, Ch. 1268, Sec. 1.*)

880.250. (a) The times prescribed in this title for expiration or expiration of record of an interest in real property or for enforcement, for bringing an action, or for doing any other required act are absolute and apply notwithstanding any disability or lack of knowledge of any person or any provisions for tolling a statute of limitation and notwithstanding any longer time applicable pursuant to any statute of limitation.

(b) Nothing in this title extends the period for enforcement, for bringing an action, or for doing any other required act, or revives an interest in real property that expires and is unenforceable, pursuant to any applicable statute of limitation.

(*Added by Stats. 1982, Ch. 1268, Sec. 1.*)

880.260. An interest in real property, as specified in this title, does not expire or expire of record and is not unenforceable pursuant to this title at the time prescribed in this title if within the time an action is commenced to enforce, establish, clear title to, or otherwise affect the interest and a notice of the pendency of the action is recorded as provided by law. For the purpose of this section, action includes special proceeding and arbitration proceeding.

(*Added by Stats. 1982, Ch. 1268, Sec. 1.*)