

## Statutes of Limitation in Utah

<b>Cause of Action</b>	<b>Limitation</b>	<b>Statute (Utah Code Ann.)</b>
Breach of Contract, Oral	4 years	Section 78B-2-307
Breach of Contract, Written	6 years	Section 78B-2-309
Breach of Contract for Sale (under UCC)	4 years	Section 70A-2-725(1)
Breach of Fiduciary Duty	4 years (or 3 years for actions against corporate shareholders or directors pursuant to Section 78-12-27)	Section 78B-2-307
Breach of Implied Duty of Good Faith and Fair Dealing	6 years when the implied duty is founded on a written contract	United Park City Mines Co. v. Greater Park City Co., 870 P.2d 880, 890 (Utah 1993)
Construction Defects	6 years if based on contract or warranty unless express warranty establishes different period; 2 years from earlier date of discovery for all other actions; 2 year extension if injury is discovered in 8th or 9th year	Section 78B-2-309
Consumer Fraud	2 years or 1 year after termination of proceedings by enforcing authority, whichever is later	CIG Exploration, Inc. v. State, 24 P.3d 966, 971 (Utah 2001)
Conversion	4 years	Section 78B-2-225
Foreclosure on Mortgage	6 years	Section 13-11-19(8)
Foreign Judgments	8 years	Section 78B-2-307
Fraud/Mistake	3 years	Russell/Packard Dev., Inc. v. Carson, 78 P.3d 616, 620 (Utah Ct. App. 2003)
Libel/Slander	1 year	Section 78B-2-309
MechanicsSection and MaterialmenSections Liens	90 days after final completion date to claim lien	Section 78B-2-311
Negligence	180 days after lien is filed to enforce lien	Section 78B-2-305
Negligent Misrepresentation	4 years	Section 78B-2-302
Property Damage	4 years	Section 38-1-7(1)(a)(i)
Real Property, Adverse Possession	3 years	Section 38-1-11(1)
Real Property, Recovery	7 years	Section 78B-2-307; DOIT, Inc. v. Touche, Ross & Co., 926 P.2d 835, 842 (Utah 1996)
Securities Registration Violations	7 years (party must have been in seizure or possession within 7 years prior to action)	Section 78B-2-307; DOIT, Inc. v. Touche, Ross & Co., 926 P.2d 835, 842 (Utah 1996)
Securities Fraud	4 years after the violation or 2 years after the discovery of facts constituting the violation, whichever expires first	Section 78B-2-305

Wrongful Interference with Contract/Intentional Interference with Prospective Economic Relations	4 years after the violation or 2 years after the discovery of facts constituting the violation, whichever expires first	Section 78B-2-208
Catchall Provision	4 years	Section 78B-2-204