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# PENNSYLVANIA STATUTES OF LIMITATIONS

The following is an alphabetical listing of Pennsylvania statutes of limitations arranged by area of law. Only those statutes that establish a time period are included. Statutes that establish general rules for the application and interpretation of statutes of limitations have been omitted. No attempt has been made to systematically include tolling periods or rules, administrative or regulatory time limits, or appeals periods. The information presented here is intended for use as a quick reference. The applicability of each limitations period will need to be determined on a case-by-case basis through examination of the relevant statutes and case law.

This publication is designed to provide accurate and authoritative information in regard to the subject matter covered. It is offered with the understanding that the publisher is not engaged in rendering legal services. If legal advice is required, the services of a competent attorney should be sought. (From a Declaration of Principles jointly adopted by a Committee of the American Bar Association and a Committee of Publishers and Associations.)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>ABUSE OF PROCESS</b>	2 years	42 Pa.C.S. 5524(1)
<b>ADVERSE POSSESSION</b>	21 years (by claimant out of possession)	68 P.S. 81
<b>ADVERTISEMENT</b>		
Unauthorized use of name or likeness	30 years (after/from the death of the natural person)	42 Pa.C.S. 8316(c)
<b>ANNULMENT OF MARRIAGE— ATTACK ON DECREE OF</b>	2 years (within 2 years of the date of decree)	23 Pa.C.S. 3331
<b>ASBESTOS CLAIMS</b>	2 years (within 2 years from the date on which the person is informed by a licensed physician that he/she has been injured by such exposure or upon the date on which the person knew or in the exercise of reasonable diligence should have known that the person had an injury which was caused by such exposure, whichever date occurs first)	42 Pa.C.S. 5524.1 (a)
<b>ASSAULT</b>	2 years	42 Pa.C.S. 5524(1)
<b>BANK DEPOSITS AND COLLECTION</b>		
Action to enforce an obligation, duty, or right arising under the Commercial Code division pertaining to bank deposits and collection	3 years	13 Pa.C.S. 4111
Unauthorized signature or alteration	1 year (a bank customer who does not within one year after the bank statement or items are made available to him/her discover and report his/her unauthorized signature on or any alteration on the item is precluded from asserting against the bank the unauthorized signature or alteration)	13 Pa.C.S. 4406(f)
<b>BATTERY</b>	2 years	42 Pa.C.S. 5524(a)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>BITUMINOUS COAL MINES</b>		
Action for the restoration of or replacement of water supplies affected by underground mining	2 years (a mine operator shall not be liable to restore or replace a water supply if a claim of contamination, diminution, or interruption is made more than 2 years after the supply has been adversely affected)	52 P.S. 1406.5a(3)(b)
Action under the Bituminous Coal Mine Safety Act	3 years (a civil action under the Bituminous Coal Mine Safety Act shall be commenced within 3 years from the date the cause of action arises) (a criminal action under the Bituminous Coal Mine Safety Act shall be commenced within 3 years from the date the offense is committed)	52 P.S. 690508(a), (b)
<b>BONDS</b>		
Action upon any official bond of a public official, officer, or employee and action upon a negotiable or nonnegotiable bond	4 years	42 Pa.C.S. 5525(6), (7)
Action upon a bond given as security by a party in any matter (except a bond given by a condemnor in an eminent domain proceeding) and action upon any payment or performance bond	1 year	42 Pa.C.S. 5523(1), (3)
<b>CATCHALL PROVISION</b>		
Any civil action or proceeding which is neither subject to another limitation specified in this subchapter nor excluded from the application of a limitations period by 42 Pa.C.S. 5531 (relating to no limitation)	6 years	42 Pa.C.S. 5527(b)
<b>CIVIL PENALTY OR FORFEITURE</b>		
Action upon a statute for a civil penalty or forfeiture	2 years	42 Pa.C.S. 5524(5)
<b>COMMERCIAL PAPER</b>		
Action upon a negotiable or nonnegotiable bond, note, or other similar instrument in writing	4 years (where such an instrument is payable upon demand, the time within which an action on it must be commenced shall be computed from the later of either demand or any payment of principal or interest on the instrument)	42 Pa.C.S. 5525(7)
<b>COMMERCIAL USE OF NAMES OR LIKENESSES</b>	30 years (after/from the death of the natural person)	42 Pa.C.S. 8316(c)
<b>CONDOMINIUMS</b>		
Action to enforce warranty against structural defects	6 years (no action to enforce the warranty shall be commenced later than 6 years after the warranty begins)	68 Pa.C.S. 3411(e)
Action to enforce lien for unpaid assessments	3 years (a lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within 3 years after the assessments become payable)	68 Pa.C.S. 3315(d)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>CONSUMER PROTECTION</b>		
Action under the Unfair Trade Practices and Consumer Protection Act	6 years (catchall)  OR  2 years (if action based on fraud)	42 Pa.C.S. 5527(b)   42 Pa.C.S. 5524(7)
Action under the Plain Language Consumer Contracts Act, 73 P.S. 2201 et seq.	4 years (must be started within 4 years from the date on which the contract was last signed)	73 P.S. 2208(b)
<b>COOPERATIVES</b>		
Action to enforce an express warranty of quality	6 years (after the date of the writing which creates the warranty)	68 Pa.C.S. 4413(d)
Action to enforce an implied warranty of quality	6 years (after the date of the writing which creates the warranty)	68 Pa.C.S. 4413(d)
<b>CONSTRUCTION PROJECTS</b>		
Action to recover damages for (1) any deficiency in the design, planning, supervision, observation of construction, or construction of the improvement, (2) injury to property, real or personal, arising out of any such deficiency, (3) injury to the person or for wrongful death arising out of any such deficiency, and (4) contribution or indemnity for damages sustained on account of any injury	12 years (a civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision, observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement)	42 Pa.C.S. 5536(a)
<b>CONTRACTS</b>		
Action upon a contract, under seal or otherwise, for the sale, construction, or furnishing of tangible personal property or fixtures	4 years	42 Pa.C.S. 5525(a)(1)
Action for breach of any contract for sale	4 years (a cause of action accrues when the breach occurs, regardless of the aggrieved party's lack of knowledge of the breach)	13 Pa.C.S. 2725(a)
Action upon an express contract not founded upon an instrument in writing	4 years	42 Pa.C.S. 5525(a)(3)
Action upon a contract implied in law	4 years	42 Pa.C.S. 5525(a)(4)
Action upon a contract, obligation, or liability founded upon a writing under seal or otherwise	4 years	42 Pa.C.S. 5525(a)(8)
Action for specific performance of a contract for sale of real property	5 years	42 Pa.C.S. 5526(2)
Action for damages for noncompliance of a contract for sale of real property	5 years	42 Pa.C.S. 5526(2)
Action under the Plain Language Consumer Contracts Act	4 years (a lawsuit under the Plain Language Consumer Contracts Act must be started within 4 years from the date on which the contract was last signed)	73 P.S. 2208(b)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>CONVERSION</b>	2 years	42 Pa.C.S. 5524(3)
<b>CORPORATIONS</b>		
Action for unlawful distributions	2 years	15 Pa.C.S. 1553(d)
Postdissolution claims	2 years	15 Pa.C.S. 1979(d)
Assessment of corporate net income tax	3 years (tax may be assessed within 3 years after the date the report is filed)	72 P.S. 7407.3(a)
<b>COUNTIES</b>		
Action against any officer of any government unit for anything done in the execution of his office	6 months	42 Pa.C.S. 5522(b)(1)
<b>CRIMES</b> (for limitations on criminal prosecutions, see 42 Pa.C.S. 5551 and 5552)		
Action or petition for postconviction relief	1 year (any petition, including a second or subsequent petition, shall be filed within 1 year of the date the judgment becomes final, unless the petition alleges and the petitioner proves that (i) the failure to raise the claim previously was the result of interference by government officials with the presentation of the claim in violation of the Constitution or laws of this Commonwealth or the Constitution or laws of the United States; (ii) the facts upon which the claim is predicated were unknown to the petitioner and could not have been ascertained by the exercise of due diligence; or (iii) the right asserted is a constitutional right that was recognized by the Supreme Court of the United States or the Supreme Court of Pennsylvania after the time period provided in this section and has been held by that court to apply retroactively)	42 Pa.C.S. 9545(b)
	OR	
	3 years (any eligible person shall have the right to bring a civil action in a court of competent jurisdiction to recover money damages from a person convicted of a crime or the legal representative of that convicted person within 3 years of the discovery of any profits from a crime)	42 Pa.C.S. 8312(b)
Action to recover profits received as a result of the commission of a crime		42 Pa.C.S. 8312(b)
<b>DEATH</b>		
Action for wrongful death	2 years	42 Pa.C.S. 5524(2)
Action to recover damages for the death of a person caused by exposure to asbestos	2 years	42 Pa.C.S. 5524.1(a)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>DEATH (CONTINUED)</b>		
Action to recover damages for wrongful death arising out of deficiency in the design, planning, supervision, observation of construction, or construction of the improvement	12 years (a civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision, observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement)	42 Pa.C.S. 5536(a)
<b>DEFICIENCY JUDGMENTS</b>		
Action for the establishment of a deficiency judgment following execution and delivery of the sheriff's deed for the property sold in connection with the execution proceedings	6 months	42 Pa.C.S. 5522(b)(2)
<b>DEMAND INSTRUMENTS</b>		
	4 years (the time within which an action must be commenced shall be computed from the later of either demand or any payment of principal of or interest on the instrument)	42 Pa.C.S. 5525(a)(7)
<b>DISCRIMINATION</b>		
Action under the Pennsylvania Human Relations Act	within 2 years after the date of notice from the Commission closing the complaint	43 P.S. 962(c)(2)
<b>DIVORCE—ATTACK ON DECREE OF</b>		
	within 2 years after the date of the decree	23 Pa.C.S. 3331
<b>EMINENT DOMAIN</b>		
	6 years	42 Pa.C.S. 5527(a)
<b>ENVIRONMENTAL LAW</b>		
Bituminous coal mines		
—Action for the restoration of or replacement of water supplies affected by underground mining	2 years (a mine operator shall not be liable to restore or replace a water supply if a claim of contamination, diminution, or interruption is made more than 2 years after the supply has been adversely affected)	52 P.S. 1406.5a(3)(b)
—Action under the Bituminous Coal Mine Safety Act	3 years (a civil action under the Bituminous Coal Mine Safety Act shall be commenced within 3 years from the date the cause of action arises)	52 P.S. 690-508(a)(1)
	3 years (a criminal action under the Bituminous Coal Mine Safety Act shall be commenced within 3 years from the date the offense is committed)	52 P.S. 690-508(b)
Hazardous substances and wastes		
—Action for civil or criminal penalties under the Low-Level Waste Disposal Act or civil actions arising from conduct regulated under the Act	20 years (from the date the alleged wrongdoing is discovered)	35 P.S. 7130.323

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>ENVIRONMENTAL LAW (CONTINUED)</b>		
—Action for civil or criminal penalties under the Hazardous Waste Cleanup Act or civil actions for releases of hazardous substances	20 years	35 P.S. 6020.1114
—Action to recover response costs pursuant to the Hazardous Waste Cleanup Act	6 years (within 6 years of the date those costs are incurred)	35 P.S. 6020.1114
Storage tanks		
—Actions for civil or criminal penalties under the Storage Tank and Spill Prevention Act	20 years (from the date the offense is discovered)	35 P.S. 6021.1314
Water pollution		
—Action brought by the Commonwealth pursuant to the Water and Sewage Act	5 years	35 P.S. 691.605(c)
<b>EQUAL PAY LAW</b>		
Action for a violation and to recover wages under the Equal Pay Law	2 years (from the date upon which the violation complained of occurs)	43 P.S. 336.5(b)
<b>EQUITY OF REDEMPTION AS TO REAL ESTATE—ENFORCEMENT OF</b>	5 years	42 Pa.C.S. 5526(3)
<b>ESCHEAT</b>	15 years (within 15 years after the property sought in such action shall have first escheated or become escheatable or payable into the State Treasury under any statute)	42 Pa.C.S. 5528
<b>ESTATES</b>		
Time for probate	a will may be offered for probate at any time	20 Pa.C.S. 3133(a)
Claims against the estate	1 year	20 Pa.C.S. 3383, 3384
Debt due the estate	1 year	20 Pa.C.S. 3376
Distribution of estate at risk of personal representative	1 year	20 Pa.C.S. 3532
Objections to inventory	any time up to and including the time fixed by rule of court for making objections to the first account of the personal representative	20 Pa.C.S. 3305
Issuance of letters	21 years (after the expiration of 21 years from the decedent's death)	20 Pa.C.S. 3152
<b>EXECUTIONS</b>		
Execution against personal property	20 years (an execution against personal property must be issued within 20 years after the entry of the judgment upon which the execution is to be issued)	42 Pa.C.S. 5529(a)
<b>FALSE ARREST</b>	2 years	42 Pa.C.S. 5524(1)
<b>FALSE IMPRISONMENT</b>	2 years	42 Pa.C.S. 5524(1)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>FIDUCIARY DUTY—BREACH OF</b>	2 years	42 Pa.C.S. 5524(7)
<b>FINES AND PENALTIES</b>		
Action upon a statute for a civil penalty or forfeiture	2 years	42 Pa.C.S. 5524(5)
Action to recover profits received as a result of commission of crime	3 years (any eligible person shall have the right to bring a civil action in a court of competent jurisdiction to recover money damages from a person convicted of a crime or the legal representative of that convicted person within 3 years of the discovery of any profits from a crime)	42 Pa.C.S. 8312(b)
<b>FIXTURES—CONTRACT FOR THE SALE OF</b>	4 years	42 Pa.C.S. 5525(a)(1)
<b>FOREIGN JUDGMENTS</b>		
Action upon a judgment or decree of any court of the United States or of any state	4 years	42 Pa.C.S. 5525(a)(5)
<b>FRAUD</b>	2 years	42 Pa.C.S. 5524(7)
<b>FRAUDULENT TRANSFERS</b>		
Action with respect to a fraudulent transfer relating to present and future creditors	4 years (within four years after the transfer was made or the obligation was incurred or, if later, within 1 year after the transfer or obligation was or could reasonably have been discovered by the claimant)	12 Pa.C.S. 5109(1)
Action with respect to a fraudulent transfer relating to present creditors	4 years (within 4 years after the transfer was made or the obligation was incurred)	12 Pa.C.S. 5109(2)
<b>GROUND RENT—ACTION FOR THE PAYMENT OF</b>	21 years	42 Pa.C.S. 5530(a)(2)
<b>HAZARDOUS SUBSTANCES AND WASTE</b> [See ENVIRONMENTAL LAW]		
<b>HIGHWAYS AND ROADS</b>		
Action to enforce rights and easements in vacated streets and alleys	5 years (after the vacation of said street, lane, or alley as a public highway and the closing of the same on the ground)	53 P.S. 1946
<b>HOME INSPECTIONS</b>		
Action to recover damages arising from a home inspection report	1 year (within 1 year after the date the report is delivered)	68 Pa.C.S. 7512
<b>IDENTITY THEFT</b>	4 years (within 4 years of the date of the offense or 4 years from the date of the discovery of the identity theft by the plaintiff)	42 Pa.C.S. 5525(b)
<b>IMPLIED OR RESULTING TRUST AS TO REAL PROPERTY</b>	5 years	42 Pa.C.S. 5526(3)



AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>INJURY TO PERSON (PERSONAL INJURY)</b>		
Action to recover damages for injuries to the person or for the death of an individual caused by the wrongful act or neglect or unlawful violence or negligence of another	2 years	42 Pa.C.S. 5524(2)
Action to recover damages for injury to the person arising out of deficiency in the design, planning, supervision, observation of construction, or construction of the improvement	12 years (a civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision, observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement)	42 Pa.C.S. 5536(a)
<b>INJURY TO PERSONAL PROPERTY</b>		
	2 years	42 Pa.C.S. 5524(3)
<b>INSTRUMENTS UNDER SEAL</b>		
Action upon an instrument in writing under seal	20 years (notwithstanding 42 Pa.C.S. 5525(7) (relating to 4-year limitation), an action upon an instrument in writing under seal must be commenced within 20 years)	42 Pa.C.S. 5529(b) (this subsection shall expire June 27, 2018)
<b>INVASION OF PRIVACY</b>		
	1 year	42 Pa.C.S. 5523
<b>INVERSE CONDEMNATION</b>		
	6 years	42 Pa.C.S. 5527(a) (2)
<b>JUDGMENTS AND DECREES</b>		
Action upon a judgment or decree of any court of the United States or of any state	4 years	42 Pa.C.S. 5525(a)(5)
<b>JUDICIAL SALES—SETTING ASIDE</b>		
Action or proceeding to set aside a judicial sale of property	6 months	42 Pa.C.S. 5522(b)(5)
<b>LABOR AND EMPLOYMENT</b>		
Action for the collection of unpaid wages under the Wage Payment and Collection Law	3 years	43 P.S. 260.9a(g)
Action for a violation and to recover wages under the Equal Pay Law	2 years (from the date upon which the violation complained of occurs)	43 P.S. 336.5(b)
<b>LANDSCAPE ARCHITECTS</b>		
Actions to recover any or all damages against any person engaged in the practice of landscape architecture occurring as the result of any deficiency defect, omission, error, or miscalculation	12 years (within 12 years from the time the services are performed)	42 Pa.C.S. 5538(a)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>LEASES OF GOODS</b> (under the Commercial Code)		
Action for default under a lease contract, including breach of warranty or indemnity	4 years	13 Pa.C.S. 2A506(a)
<b>LETTERS OF CREDIT</b> (under the Commercial Code)		
Action to enforce a right or obligation arising under the Commercial Code division pertaining to letters of credit	1 year (a cause of action accrues when the breach occurs, regardless of the aggrieved party's lack of knowledge of the breach)	13 Pa.C.S. 5115
<b>LIBEL</b>	1 year	42 Pa.C.S. 5523(1)
<b>MALICIOUS ABUSE OF PROCESS</b>	2 years	42 Pa.C.S. 5524(1)
<b>MALICIOUS PROSECUTION</b>	2 years	42 Pa.C.S. 5524(1)
<b>MECHANIC'S LIEN</b>		
Action to obtain judgment upon a claim filed pursuant to the Mechanic's Lien Law	2 years (from the date of filing unless the time be extended in writing by the owner)	49 P.S. 1701(b)
<b>MEDICAL MALPRACTICE</b>		
General action asserting a medical professional liability claim	7 years (from the date of the alleged tort or breach of contract)	40 P.S. 1303.513(a)
Injuries caused by a foreign object	if the injury is or was caused by a foreign object unintentionally left in the individual's body, the limitation in 40 P.S. 1303.513(a) shall not apply	40 P.S. 1303.513(b)
Injuries of minors	7 years (from the date of the alleged tort or breach of contract or after the minor attains the age of 20 years, whichever is later)	40 P.S. 1303.513(c)
—Death or survival actions	2 years (if the claim is brought under 42 Pa.C.S. 8301 (relating to death action) or 8302 (relating to survival action), the action must be commenced within 2 years after the death in the absence of affirmative misrepresentation or fraudulent concealment of the cause of death)	40 P.S. 1303.513(d)
<b>NEGLIGENCE</b>	2 years	42 Pa.C.S. 5524(2), (7)
<b>NEGOTIABLE INSTRUMENTS</b> (under the Commercial Code)		
Action to enforce the obligation of a party to pay a note payable at a definite time	6 years (after the due date or dates stated in the note or, if a due date is accelerated, within 6 years after the accelerated due date)	13 Pa.C.S. 3118(a)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>NEGOTIABLE INSTRUMENTS (CONTINUED)</b>		
Action to enforce the obligation of a party to pay note payable on demand	6 years (if demand for payment is made to the maker of a note payable on demand, an action to enforce the obligation of a party to pay the note must be commenced within 6 years after the demand) or 10 years (if no demand for payment is made to the maker, an action to enforce the note is barred if neither principal nor interest on the note has been paid for a continuous period of 10 years)	13 Pa.C.S. 3118(b)
Action to enforce the obligation of a party to an unaccepted draft to pay the draft	3 years (within 3 years after dishonor of the draft or 10 years after the date of the draft, whichever period expires first)	13 Pa.C.S. 3118(c)
Action to enforce the obligation of the acceptor of a certified check or the issuer of a teller's check, cashier's check, or traveler's check	3 years (within 3 years after demand for payment is made to the acceptor or issuer, as the case may be)	13 Pa.C.S. 3118(d)
Action to enforce the obligation of a party to a certificate of deposit to pay the instrument	6 years (after demand for payment is made to the maker, but if the instrument states a due date and the maker is not required to pay before that date, the 6-year period begins when a demand for payment is in effect and the due date has passed)	13 Pa.C.S. 3118(e)
Action to enforce the obligation of a party to pay an accepted draft other than a certified check	6 years (within 6 years after the due date or dates stated in the draft or acceptance if the obligation of the acceptor is payable at a definite time; or within 6 years after the date of the acceptance if the obligation of the acceptor is payable on demand)	13 Pa.C.S. 3118(f)
Action to enforce an obligation, duty, or right arising under this Commercial Code Division pertaining to Negotiable Instruments and not governed by 13 Pa.C.S. 3118	3 years	13 Pa.C.S. 3118(g)
<b>PAYMENT BONDS—ACTION UPON</b>	1 year	42 Pa.C.S. 5523(3)
<b>PERFORMANCE BONDS—ACTION UPON</b>	1 year	42 Pa.C.S. 5523(3)
<b>PERSONAL PROPERTY</b>		
Action upon a contract, under seal or otherwise, for the sale, construction, or furnishing of tangible personal property or fixtures	4 years	42 Pa.C.S. 5525(a)(1)
Execution against personal property	20 years (must be issued within 20 years after the entry of the judgment upon which the execution is to be issued)	42 Pa.C.S. 5529(a)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>PERSONAL PROPERTY (CONTINUED)</b>		
Injury to personal property	2 years	42 Pa.C.S. 5524(3)
Taking of personal property	2 years	42 Pa.C.S. 5524(3)
Injury to personal property arising out of any deficiency in the design, planning, supervision, observation of construction, or construction of the improvement	12 years (a civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision, observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement)	42 Pa.C.S. 5536(a)
<b>PLAIN-LANGUAGE CONSUMER CONTRACTS</b>		
Action under the Plain Language Consumer Contracts Act, 73 P.S. 2201 et seq.	4 years (must be started within 4 years from the date on which the contract was last signed)	73 P.S. 2208(b)
<b>PLANNED COMMUNITIES</b>		
Action to challenge amendment of declaration	1 year (no action to challenge the validity of an amendment adopted by the association under this section may be brought more than 1 year after the amendment is recorded)	68 Pa.C.S. 5219(b)
Lien for assessments	3 years (a lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within 3 years after the assessments become payable)	68 Pa.C.S. 5315(e)
Action to enforce warranty against structural defects	6 years (no action to enforce the warranty created by this section shall be commenced later than 6 years after the warranty begins)	68 Pa.C.S. 5411(e)
<b>PROBATE PROCEEDINGS</b> [See ESTATES]		
<b>REAL PROPERTY/REAL ESTATE</b>		
Action for possession of real property/ adverse possession	21 years	42 Pa.C.S. 5530(a)(1)
Action for revival of a judgment lien on real property	5 years	42 Pa.C.S. 5526(1)
Specific performance of a contract for sale of real property or for damages for noncompliance therewith	5 years	42 Pa.C.S. 5526(2)
Action to enforce any equity of redemption or any implied or resulting trust as to real property	5 years	42 Pa.C.S. 5526(3)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>REAL PROPERTY/REAL ESTATE (CONTINUED)</b>		
Action for the payment of any ground rent, annuity, or other charge upon real property, or any part or portion thereof	21 years	42 Pa.C.S. 5530(a)(2)
Action for damages as a result of a violation of the Seller Disclosures Chapter	2 years (must be commenced within 2 years after the date of final settlement)	68 Pa.C.S. 7311(b)
Action to enforce personal liability of an owner of real property for taxes assessed against such real property by any political subdivision	5 years (after the date such taxes become due)	72 P.S. 5512
Action for trespass to real property	2 years	42 Pa.C.S. 5524(4)
<b>REAL ESTATE COOPERATIVE</b>		
Action to enforce an express or implied warranty of quality	6 years (after the date of the writing which creates the warranty)	68 Pa.C.S. 4413(d)
<b>REAL ESTATE SELLER DISCLOSURES</b>		
Action for damages as a result of a violation of the Seller Disclosures Chapter	2 years (must be commenced within 2 years after the date of final settlement)	68 Pa.C.S. 7311(b)
<b>REDEMPTION—EQUITY OF REDEMPTION AS TO REAL ESTATE</b>		
Action to enforce any equity of redemption as to real property	5 years	42 Pa.C.S. 5526(3)
<b>RESULTING TRUST AS TO REAL ESTATE</b>		
Action to enforce any implied or resulting trust as to real property	5 years	42 Pa.C.S. 5526(3)
Action against an attorney- at-law by or on behalf of a client to enforce any implied or resulting trust as to real property	no limitation	42 Pa.C.S. 5531(1)
<b>REVIVAL OF JUDGMENT LIEN ON REAL ESTATE</b>		
Action for revival of a judgment lien on real property	5 years	42 Pa.C.S. 5526(2)
<b>SALES</b>		
Action for breach of contract for the sale of personal property and goods	4 years	13 Pa.C.S. 2725(a), 42 Pa.C.S. 5525(a)(1), (2)
<b>SEALS—INSTRUMENTS UNDER</b>		
Action upon an instrument in writing under seal	20 years (notwithstanding 42 Pa.C.S. 5525(7) (relating to 4-year limitation), an action upon an instrument in writing under seal must be commenced within 20 years)	42 Pa.C.S. 5529(b) (expires June 27, 2018)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>SECURITIES</b>		
Action to enforce any liability created under §§ 501 or 503 of the Pennsylvania Securities Act of 1972	5 years or 1 year (unless brought before the expiration of 5 years after the act or transaction constituting the violation or the expiration of 1 year after the plaintiff receives actual notice or upon the exercise of reasonable diligence should have known of the facts constituting the violation, whichever shall first expire)	70 P.S. 1-504(a)
Action to enforce any liability created under § 502 (or § 503 insofar as it relates to that section) of the Pennsylvania Securities Act of 1972	2 years or 1 year (unless brought before the expiration of 2 years after the violation upon which it is based or the expiration of 1 year after the plaintiff receives actual notice or upon the exercise of reasonable diligence should have known of the facts constituting such violation, whichever shall first expire)	70 P.S. 1-504(b)
Action to enforce any right of indemnification or contribution created by § 503 of the Pennsylvania Securities Act of 1972	1 year (unless brought before the expiration of 1 year after final judgment based upon the liability for which the right of indemnification or contribution exists)	70 P.S. 1-504(c)
<b>SLANDER</b>	1 year	42 Pa.C.S. 5523(1)
<b>SOLID WASTE</b>		
Action for civil or criminal penalties under the Solid Waste Management Act	20 years (from the date the offense is discovered)	35 P.S. 6018.617
Action brought by the Commonwealth under the Municipal Waste Planning, Recycling and Waste Reduction Act	5 years	53 P.S. 4000.1704(d)
<b>SPECIFIC PERFORMANCE</b>		
Action for specific performance of a contract for sale of real property	5 years	42 Pa.C.S. 5526(2)
<b>STATE OFFICERS AND EMPLOYEES</b>		
Action against any officer of any government unit for anything done in the execution of his office, except an action subject to another limitation specified	6 months	42 Pa.C.S. 5522(b)(1)
Petition for the establishment of a deficiency judgment following execution and delivery of the sheriff's deed for the property sold in connection with the execution proceedings	6 months	42 Pa.C.S. 5522(b)(2)
Action or proceeding to set aside a judicial sale of property	6 months	42 Pa.C.S. 5522(b)(5)
Petition for redetermination of fair market value pursuant to following execution and delivery of the sheriff's deed for the property sold in connection with the execution proceedings	6 months	42 Pa.C.S. 5522(b)(6)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>STATE OFFICERS AND EMPLOYEES (CONTINUED)</b>		
Action upon any official bond of a public official, officer, or employee	4 years	42 Pa.C.S. 5525(6)
Action against any officer of any government unit for the nonpayment of money or the nondelivery of property collected upon on execution or otherwise in his possession	2 years	42 Pa.C.S. 5524(6)
<b>STORAGE TANKS</b>		
Action for civil or criminal penalties under the Storage Tank and Spill Prevention Act	20 years (from the date the offense is discovered)	35 P.S. 6021.1314
<b>STREETS AND ALLEYS</b>		
Action at law or equity to enforce any right in a vacated street, lane, alley, or easement	1 year (after the vacation)	53 P.S. 1948
<b>SURVEYS AND SURVEYORS</b>		
Action to recover any or all damages against any person engaged in the practice of land surveying occurring as the result of any deficiency, defect, omission, error, or miscalculation	12 years (from the time the services are performed)	42 Pa.C.S. 5537
<b>TAX ASSESSMENT/ COLLECTION</b>		
Action to enforce personal liability of an owner of real property for taxes assessed against such real property by any political subdivision	5 years (after the date such taxes become due)	72 P.S. 5512
—Assessment of corporate net income tax	3 years (tax may be assessed within 3 years after the date the report is filed)	72 P.S. 7407.3(a)
<b>TORTS</b>		
Abuse of process	2 years	42 Pa.C.S. 5524(1)
Assault	2 years	42 Pa.C.S. 5524(1)
Battery	2 years	42 Pa.C.S. 5524(1)
Conversion	2 years	42 Pa.C.S. 5524(3)
False arrest	2 years	42 Pa.C.S. 5524(1)
False imprisonment	2 years	42 Pa.C.S. 5524(1)
Fraud	2 years	42 Pa.C.S. 5524(7)
Injury to personal property	2 years	42 Pa.C.S. 5524(3)
Libel	1 year	42 Pa.C.S. 5523(1)
Malicious prosecution	2 years	42 Pa.C.S. 5524(1)

AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>TORTS (CONTINUED)</b>		
Medical malpractice		
—General action asserting a medical professional liability claim	7 years (from the date of the alleged tort or breach of contract)	40 P.S. 1303.513(a)
—Injuries caused by a foreign object	if the injury is or was caused by a foreign object unintentionally left in the individual's body, the limitation in 40 P.S. 1303.513(a) shall not apply	40 P.S. 1303.513(b)
—Injuries of minors	7 years (from the date of the alleged tort or breach of contract or after the minor attains the age of 20 years, whichever is later)	40 P.S. 1303.513(c)
—Death or survival actions	2 years (if claim is brought under 42 Pa.C.S. 8301 (relating to death action) or 8302 (relating to survival action), the action must be commenced within 2 years after the death in the absence of affirmative misrepresentation or fraudulent concealment of the cause of death)	40 P.S. 1303.513(d)
—Negligence	2 years	42 Pa.C.S. 5524(2), (7)
—Personal injury	2 years	42 Pa.C.S. 5524(2)
—Slander	1 year	42 Pa.C.S. 5523(1)
—Trespass	2 years	42 Pa.C.S. 5524(4)
—Waste to real property	2 years	42 Pa.C.S. 5524(4)
—Wrongful death	2 years	42 Pa.C.S. 5524(2)
<b>TRADE SECRETS</b>		
Action under the Trade Secrets Act for misappropriation	3 years (within 3 years after the misappropriation was discovered or by the exercise of reasonable diligence should have been discovered)	12 Pa.C.S. 5307
<b>TRESPASS</b>	2 years	42 Pa.C.S. 5524(4)
<b>TRUSTS AND TRUSTEES</b>		
Action against trustee for breach of trust or to challenge a transaction	5 years (after the first to occur of the following events: (i) the date after the removal, resignation, or death of the trustee on which the beneficiary was given the notice; (ii) the termination of the beneficiary's interest in the trust; or (iii) the termination of the trust)	20 Pa.C.S. 7785(b)
Action to challenge the validity of a revocable trust	1 year (after the date on which the trustee gave the required notice)	20 Pa.C.S. 7754(b)



AREA OF LAW	LIMITATIONS PERIOD	STATUTE
<b>UNFAIR TRADE PRACTICES</b>		
Action under the Unfair Trade Practices and Consumer Protection Act	6 years (catchall)  OR  2 years (if action based on fraud)	42 Pa.C.S. 5527(b)   42 Pa.C.S. 5524(7)
<b>WAGES</b>		
Action under the Equal Pay Law to collect unpaid wages	2 years (from the date upon which the violation complained of occurs)	43 P.S. 336.5(b)
<b>WASTE TO REAL PROPERTY</b>		
	2 years	42 Pa.C.S. 5524(4)
<b>WATER POLLUTION</b>		
Action brought by the Commonwealth pursuant to the Water and Sewage Act	5 years	35 P.S. 691.605(c)
<b>WRONGFUL DEATH</b>		
Action to recover damages for the death of an individual caused by the wrongful act or neglect or unlawful violence or negligence of another	2 years	42 Pa.C.S. 5524(2)
Action brought against any person lawfully performing or furnishing the design, planning, supervision, observation of construction, or construction of any improvement to real property to recover damages for wrongful death arising out of any such deficiency	12 years (after completion of construction of such improvement)	42 Pa.C.S. 5536(a)(3)
<b>WORKERS' COMPENSATION</b>		
Claim for compensation in case of personal injury	3 years (unless within 3 years after the injury, one of the parties shall have filed a petition as provided in Article IV of the Workers' Compensation Act)	77 P.S. 602
Claim for compensation in case of death	3 years (unless, within 3 years after the death, one of the parties shall have filed a petition as provided in Article IV)	77 P.S. 602
Prosecution for an offense under the Workers' Compensation Act	5 years (after commission of the offense)	77 P.S. 1039.12