Civil Law Property - Prescription - Prescriptive Period Applicable to Actions Based on Article 667

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NOTES

CIVIL LAW PROPERTY—PRESCRIPTION—PRESCRIPTIVE PERIOD APPLICABLE TO ACTIONS BASED ON ARTICLE 667

Plaintiff, as subrogated insurer of landowner, brought an action pursuant to Louisiana Civil Code article 667 against adjoining landowner and his insurer for damages allegedly sustained as a result of pile driving operations. The suit was filed two years after the damage and defendants' plea of one year prescription was sustained by the lower court. On appeal, the Fourth Circuit Court of Appeal affirmed the judgment. Held, an action based on article 667 arises ex delicto and prescribes in one year. 2 Gulf Ins. Co. v. Employers Liab. Assur. Corp., 170 So. 2d 125 (La. App. 4th Cir. 1964).

To ascertain the correct prescriptive period applicable to an action it is necessary to classify it. Prior to this case the question of what prescriptive period applied to actions arising under article 667 had never been adjudicated. Many cases dealt with the nature of the action provided by article 667 and from these three different theories have developed. The servitude theory was the earliest and suggested that the action was one imposed by operation of law rather than one arising ex delicto and therefore negligence or fault was not a prerequisite to liability. 3 Opposed to the servitude theory is the more recent tort theory, 4

1. LA. CIVIL CODE art. 667 (1870): "Although a proprietor may do with his estate whatever he pleases, still he can not make any work on it, which may deprive his neighbor of the liberty of enjoying his own, or which may be the cause of any damage to him."

2. Id. art. 3536: "The following actions are also prescribed by one year:
   "That for injuries words, whether verbal or written, and that for damages caused by animals, or resulting from offenses or quasi offenses . . . ."

3. This theory originated from dictum in Loesch v. Farnsworth, 12 So.2d 222 (La. App. Orl. Cir. 1943), and has been applied frequently. See Gotreaux v. Gary, 232 La. 373, 94 So.2d 283 (1957); Selle v. Klemmenakis, 142 So.2d 50 (La. App. 4th Cir. 1962); Maryland Cas. Co. v. Rittiner, 133 So.2d 172 (La. App. 4th Cir. 1961); Bankston v. Farmer's Co-op. Gin of Winnboro, 116 So.2d 91 (La. App. 2d Cir. 1962). The theory has been criticized because it has been applied in cases where the defendants were not adjoining property owners. See Devoe v. Yazoo & M.V.R.R., 211 La. 729, 30 So.2d 816 (1947).

which says that the basis of liability is article 2315\(^5\) and therefore fault must be proved before recovery will be allowed.\(^6\) The third theory is that the cause of action under article 667 is neither \textit{ex delicto} nor \textit{ex contractu} but is a form of strict liability.\(^7\) This theory appeared after the decision in the instant case.

The French Code has no article which corresponds to article 667. In handling cases of damage to adjoining land where no negligence is involved, the French impose liability by holding that the damage alone is sufficient to create liability under article 1384,\(^8\) one of the basic French delictual articles.\(^9\) This approach is basically the same as that of the tort theory. It is apparent, however, that if the tort approach is correct, then article 667 is superfluous, for liability could be obtained through the basic delictual articles of our Code. Such a result would violate the principle of not rendering a statute nugatory.\(^10\)

Civil Code article 1760 divides civil obligations into two groups: those created by operation of law and those created by consent of the parties.\(^11\) Article 2292 divides obligations created by operation of law into four classes. The first class comprises

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5. \textit{La. Civil Code} art. 2315 (1870) : "Every act whatever of man that causes damage to another obliges him by whose fault it happened to repair it . . . ." This is the first article in the chapter of the Code entitled \textit{Of Offenses and Quasi Offenses}.


7. Klein v. Department of Highways, 175 So.2d 454 (\textit{La. App. 4th Cir.} 1965) appears to have originated the latest interpretation of article 667 that there can be bases for an obligation other than \textit{ex delicto} or \textit{ex contractu} ; however, there is language in the case which makes the holding unclear. In one sentence the court states that the action under article 667 for purposes of \textit{La. R.S.} 48:22 (1950) is analogous to an action \textit{ex delicto}. In the same paragraph the court states that the resolution of the legislature which authorized the appellant to file suit against the Department of Highways upon claims resulting from negligence is not permission to sue on a cause of action based on article 667. The court seems to be indicating that an action based on article 667 is not delictual.

8. \textit{French Civil Code} art. 1384 (Cachard's transl. 1930) : "A person is responsible not only for the damage which he causes owing to his own act, but also for that which is caused by the acts of persons for whom he is answerable or by things which are in his custody."


10. See Gee v. Thompson, 11 \textit{La. Ann.} 657, 659 (1856) : "For it is the duty of the court, where it is possible, to give effect to every article of the code . . . ."

11. \textit{La. Civil Code} art. 1760 (1870) : "Civil obligations, in relation to their origin, are of two kinds: 1. Such as are created by the operation of law. 2. Such as arise from the consent of the parties who are bound by them, which are called contracts or conventional obligations . . . ."
obligations imposed solely by authority of law, such as engagements resulting from tutorship, curatorship, and neighborhood. The other three classes, which are quasi contracts, offenses, and quasi offenses, arise from a fact personal to him who is bound, or relative to him.\textsuperscript{12} It is apparent, therefore, that the Civil Code provides five classes of obligations: (1) contracts, (2) quasi contracts, (3) offenses, (4) quasi offenses, and (5) obligations imposed solely by authority of law.\textsuperscript{13} Article 2292 corresponds to an article in the Civil Code of 1808 which specifically provided that involuntary obligations between neighboring landholders resulted solely from the authority of the law.\textsuperscript{14}

The court in the instant case recognized the need for classifying the nature of the cause of action in order to ascertain the correct prescriptive period, but concluded that the answer depended upon whether the cause of action arose \textit{ex delicto} or \textit{ex contractu}. This dichotomy rejects the other classes of civil obligations provided by article 2292. It is to be noted that this same circuit court of appeal, in a decision rendered five months after the instant case, said that a cause of action under article 667 was neither \textit{ex delicto} nor \textit{ex contractu}, but was a form of strict liability placed in the Code in the chapter on \textit{Servitudes Imposed By Law.}\textsuperscript{15} Article 2292 enumerates as one of its illustrations of obligations imposed by authority of law "engagements as result from ... neighborhood." Article 667 again emphasizes the idea of neighborhood when it says, "although a proprietor may do with his estate whatever he pleases, still he can not make any work on it, which may deprive his neighbor..."

\textsuperscript{12} \textit{Id.} art. 2292: "Certain obligations are contracted without any agreement, either on the part of the person bound or of him in whose favor the obligation takes place.

"Some are imposed by the sole authority of the laws, others from an act done by the party obliged, or in his favor.

"The first are such engagements as result from tutorship, curatorship, neighborhood, common property, the acquisition of an inheritance, and other cases of a like nature.

"The obligations, which arise from a fact, personal to him who is bound, or relative to him, result either from quasi contracts, or from offenses and quasi offenses."

\textsuperscript{13} Planiol also states that this is the traditional classification of sources of obligations. 2 \textit{Planiol, Civil Law Treatise (An English Translation by the Louisiana State Law Institute)} no 806 (1959).

\textsuperscript{14} La. Civil Code p. 318, arts. 1, 3 (1808): "In the number of quasi contracts are not included those engagements which are formed involuntarily, such as those tutors and other administrators who cannot refuse the function confided to them, nor those which are formed between neighboring landholders: in all those cases the obligation results only from the authority of the law."

\textsuperscript{15} Klein v. Department of Highways, 175 So.2d 454 (La. App. 4th Cir. 1965). See note \textit{7 supra} and accompanying text.
of the liberty of enjoying his own." (Emphasis added.) In addition, article 667 is located within title IV, Of Predial Servitudes, having been taken from the works of Domat in which the article was located in section II, Of The Services of Houses and Other Buildings of the title Services. The position of the article in this work indicates that there was no intended relationship between this article and actions arising ex delicto. On the contrary, article 667 was based on the concept of neighborhood. It follows therefore that it should be classified as an obligation stemming solely from the authority of the law.

Article 3544 of the Civil Code provides a ten year prescriptive period for all personal actions not specifically provided for in the Code. There is no prescriptive period provided for obligations stemming from the authority of the law, and so an action based on such an obligation would come under article 3544 unless some other characteristic of the action would bring it within the scope of another prescriptive article.

Article 3536 provides a one year prescriptive period for offenses and quasi offenses. Article 3537 states that prescriptive period of one year applies where land, timber, or property has been injured, cut, damaged, or destroyed. However, this article has been construed as merely fixing the time from which the one year delictual prescription of article 3536 begins to run and it refers, therefore, only to cases where timber or property are damaged through offenses or quasi offenses. Article 3537 does not enumerate a prescriptive period for damage to property caused by the breach of an obligation stemming solely from the authority of the law. Since no other article provides a prescriptive period for such an obligation, the general provision of article 3544 should be applied.

The Louisiana courts have recognized that actions which appear to be delictual in nature may not be. The jurisprudence

16. DOMAT, CIVIL LAW no 1046 (Strahan's transl. 2d ed. 1853).
17. LA. CIVIL CODE art. 3544 (1870): "In general, all personal actions, except those before enumerated, are prescribed by ten years."
18. Id. art. 3536.
19. Id. art. 3537: "The prescription mentioned in the preceding articles runs: "...
   "And where land, timber or property has been injured, cut, damaged or destroyed from the date knowledge of such damage is received by the owner thereof."
21. In Fisher v. Levy, 180 La. 195, 150 So. 220 (1934), a deputy clerk of court made a mistake and cancelled a mortgage which had not been paid. He was
indicates that the entire petition of the plaintiff must be considered in determining the character of a particular cause of action.22 Except for the instant case, all the actions for damages to land or property in which the one year prescriptive period had applied were found to be actions in tort.23 These decisions do not in any way conflict with the position that actions which are based on article 667 should prescribe after a ten year period, since in the past the courts have been quick to realize that some actions which looked as if they arose *ex delicto* did not.

It is clear from the wording and origin of article 667 that it is based on the legal concept of neighborhood and, in the classification of obligations by articles 1760 and 2292 of the Code, it is therefore an obligation stemming from the authority of the law. It is not an offense or quasi offense. Since there is no enumerated prescriptive period in the Code for obligations stemming solely from the authority of the law, actions based on article 667 should prescribe in ten years under the general provisions of article 3544.

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