

# SQUATTER'S RIGHTS

## What are Squatter's Rights?

Squatter's rights refer to the legal claim a person can make to occupy property without the owner's consent.

New laws may allow for a quicker timeline for eviction in certain situations.



**Adverse Possession:** A legal doctrine allowing squatters to claim ownership if they meet certain conditions.

In Colorado, the time frame for adverse possession is 18 years of continuous and uninterrupted use.

## HOW TO PROTECT YOUR PROPERTY FROM SQUATTERS

**01**

### Secure the Property

Change locks, secure windows and doors.

**02**

### Regular Inspections

Check on vacant properties frequently.

**03**

### Keep Records

Document any property damage or illegal occupancy.

## HOW TO EVICT SQUATTERS IN COLORADO

**01**

### PUT THEM ON NOTICE

The first step in addressing squatters on your property is to put the squatter on legal notice. This means informing them in writing that they are trespassing and must leave.



**02**

### FILE THE COMPLAINT

Once you've formally notified the squatter and they have not vacated the property, the next step is to file a complaint and summons with the court to initiate the legal eviction process.



**03**

### WAIT FOR YOUR JUDGEMENT

The court will issue a judgment, which will decide whether you are legally entitled to have the squatter removed. If the judge rules in your favor, they will issue an order for eviction.



# Squatter S Rights

**Padhraic Smyth**



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