

SENATE BILL No. 12

DIGEST OF INTRODUCED BILL

Citations Affected: IC 32-31-12.

Synopsis: Removal of squatters. Defines "squatter" as an individual who occupies the property of another and who does not and has never had: (1) a rental agreement; (2) permission of the owner; or (3) another legal interest in the property. Permits a property owner to execute an affidavit stating that a squatter is occupying the person's property, and requires a law enforcement agency to dispatch one or more law enforcement officers to remove the squatter within 48 hours (or a later period if necessary for reasons of public safety). Requires a dispatched law enforcement officer to remove the squatter from the property unless the law enforcement officer discovers credible written evidence that the person is not a squatter.

Effective: July 1, 2025.

Tomes

January 8, 2025, read first time and referred to Committee on Judiciary.



First Regular Session of the 124th General Assembly (2025)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2024 Regular Session of the General Assembly.

SENATE BILL No. 12



A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-31-12 IS ADDED TO THE INDIANA CODE
2 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE
3 JULY 1, 2025]:
4 **Chapter 12. Expedited Removal of Squatters**
5 **Sec. 1. This chapter applies only to the removal of a squatter.**
6 **Sec. 2. As used in this chapter, "squatter" means an individual**
7 **who:**
8 **(1) occupies the property of another person;**
9 **(2) does not have a rental agreement, permission of the**
10 **property owner, or any other property interest authorizing**
11 **the individual to occupy the other person's property; and**
12 **(3) has never had a rental agreement, permission of the**
13 **property owner, or any other property interest that**
14 **authorized the individual to occupy the other person's**
15 **property.**
16 **The term does not include a person whose rental agreement has**
17 **expired or who may have violated the rental agreement.**



1 **Sec. 3. (a) A property owner who discovers that a squatter is**
2 **occupying the owner's property may execute an affidavit stating**
3 **that the squatter:**

4 **(1) is occupying the owner's property;**

5 **(2) does not have a rental agreement, permission of the owner,**
6 **or any other property interest authorizing the individual to**
7 **occupy the owner's property; and**

8 **(3) has never had a rental agreement, permission of the**
9 **owner, or any other property interest that authorized the**
10 **individual to occupy the owner's property.**

11 **(b) An affidavit executed under this section must state that a**
12 **person who makes a false statement on the affidavit is subject to**
13 **the penalties of perjury.**

14 **Sec. 4. (a) A property owner may provide a law enforcement**
15 **agency with a copy of the affidavit described in section 3 of this**
16 **chapter.**

17 **(b) Except as provided in subsection (c), not later than**
18 **forty-eight (48) hours after receipt of the affidavit, the law**
19 **enforcement agency shall dispatch one (1) or more law**
20 **enforcement officers to remove the squatter from the owner's**
21 **property.**

22 **(c) A law enforcement agency may dispatch one (1) or more law**
23 **enforcement officers to remove a squatter later than forty-eight**
24 **(48) hours after receipt of the affidavit for reasons of public safety.**
25 **However, the law enforcement agency shall dispatch one (1) or**
26 **more law enforcement officers to remove the squatter as soon as**
27 **practicable.**

28 **Sec. 5. (a) A law enforcement officer dispatched to remove a**
29 **squatter shall remove the squatter from the property unless the**
30 **law enforcement officer discovers credible written evidence that**
31 **the individual is not a squatter because the individual:**

32 **(1) has a rental agreement, permission of the property owner,**
33 **or any other property interest permitting the individual to**
34 **occupy the property; or**

35 **(2) formerly had a rental agreement, permission of the**
36 **property owner, or any other property interest that allowed**
37 **the individual to occupy the property.**

38 **(b) In addition to removing the squatter from the property, a**
39 **law enforcement officer may arrest the squatter if the law**
40 **enforcement officer has probable cause to believe that the squatter**
41 **has committed an offense.**

42 **Sec. 6. The provisions for the removal of a squatter under this**



1 **chapter are in addition to and supplement any other legal remedies**
2 **available to the property owner, including filing an action for**
3 **possession or emergency possession under this article.**

