

**First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

INTRODUCED

LLS NO. 25-0620.01 Jed Franklin x5484

HOUSE BILL 25-1104

HOUSE SPONSORSHIP

Keltie,

SENATE SPONSORSHIP

(None),

House Committees
Judiciary

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING THE RIGHT OF A LANDOWNER TO STOP THE OCCURRENCE**
102 **OF SQUATTING ON A PREMISES.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

The bill prohibits a person from occupying a premises without the consent of a person holding legal ownership or a designee of a person holding legal ownership of the premises (landowner). A person who occupies a premises without the consent of the landowner commits the new crime of squatting. The first conviction for a violation of squatting is an unclassified misdemeanor punishable by a fine not to exceed \$2,000

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
*Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.*

per offense. Upon conviction, a court shall also fine an individual convicted of squatting not more than \$1,000 for each day the individual unlawfully occupied the premises. A person convicted of squatting more than once commits an unclassified misdemeanor, which is punishable by a fine of no more than \$2,000 and by up to 6 months in jail, in addition to the fine for each day an individual convicted of squatting unlawfully occupied the premises.

The court shall order restitution to the landowner for any damage the individual caused to the premises and for any legal costs and fees incurred as a result of the individual's presence on the premises and removal from the premises.

A court shall issue a ruling to a person accused of squatting within 10 days after the person is charged with squatting. Upon a conviction of an individual for squatting, a court shall order the individual to vacate the premises immediately. Before a conviction, if the landowner of a premises unlawfully occupied by an individual notifies law enforcement of the individual's presence, law enforcement shall remove the individual within 24 hours after the landowner of the premises presents legal title as proof of ownership of the premises to law enforcement. If legal title as proof is presented, law enforcement shall remove the person who is unlawfully on the premises without the need for a court order. A person convicted of squatting shall not recover damages from the landowner of the premises where damage occurred.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Legislative declaration.** (1) The general assembly
3 finds and declares that:

4 (a) The sanctity of private property is a cornerstone of a free and
5 fair society;

6 (b) Unauthorized occupation of private property undermines the
7 rights and investments of lawful owners of private property; and

8 (c) Private property rights should be strengthened and unlawful
9 squatters removed from private property as expeditiously as possible.

10 (2) The general assembly further finds and declares that the
11 general assembly intends to prioritize the rights of private property
12 owners, reduce opportunities for squatters' claims, and ensure swift and

1 decisive action to protect private property from unlawful occupation.

2 **SECTION 2.** In Colorado Revised Statutes, 13-21-115, **add**
3 (4)(d) as follows:

4 **13-21-115. Actions against landowners - short title - legislative**
5 **declaration - definitions.** (4) (d) A PERSON CONVICTED OF SQUATTING
6 PURSUANT TO SECTION 18-4-504.7 SHALL NOT RECOVER DAMAGES FROM
7 A LANDOWNER OF THE PREMISES WHERE THE DAMAGES OCCURRED.

8 **SECTION 3.** In Colorado Revised Statutes, **add** 18-4-504.7 as
9 follows:

10 **18-4-504.7. Squatting - crime - penalty - definitions.** (1) (a) A
11 PERSON COMMITS THE CRIME OF SQUATTING IF THE PERSON OCCUPIES A
12 PREMISES WITHOUT THE CONSENT OF A LANDOWNER OF THE PREMISES.

13 (b) THE CRIME OF SQUATTING IS A STRICT LIABILITY CRIME.

14 (2) (a) SQUATTING IN VIOLATION OF SUBSECTION (1) OF THIS
15 SECTION IS AN UNCLASSIFIED MISDEMEANOR PUNISHABLE UPON
16 CONVICTION BY A MANDATORY FINE OF NOT MORE THAN TWO THOUSAND
17 DOLLARS PER OFFENSE AND AN ADDITIONAL MANDATORY FINE OF NOT
18 MORE THAN ONE THOUSAND DOLLARS FOR EVERY DAY THE PERSON IS
19 FOUND TO BE SQUATTING AT THE PREMISES.

20 (b) A SECOND OR SUBSEQUENT CONVICTION OF SQUATTING IS AN
21 UNCLASSIFIED MISDEMEANOR PUNISHABLE BY A MANDATORY SENTENCE
22 OF NOT MORE THAN SIX MONTHS IN JAIL FOR EACH OFFENSE AFTER THE
23 FIRST OFFENSE, A MANDATORY FINE OF TWO THOUSAND DOLLARS PER
24 OFFENSE, AND AN ADDITIONAL MANDATORY FINE OF NOT MORE THAN ONE
25 THOUSAND DOLLARS FOR EVERY DAY THE PERSON IS FOUND TO BE
26 SQUATTING AT THE PREMISES.

27 (3) UPON CONVICTION, THE COURT SHALL ORDER RESTITUTION

1 FOR:

2 (a) DAMAGE CAUSED BY VANDALISM AND OTHER MEANS TO THE
3 PREMISES CAUSED BY THE DEFENDANT OR THE DEFENDANT'S INVITEES;
4 AND

5 (b) LEGAL COSTS AND FEES, INCLUDING REASONABLE ATTORNEY
6 FEES, THAT THE LANDOWNER INCURRED AS A RESULT OF THE PERSON'S
7 PRESENCE ON THE PREMISES AND REMOVAL FROM THE PREMISES.

8 (4) A COURT SHALL ISSUE A RULING TO A PERSON ACCUSED OF
9 SQUATTING WITHIN TEN DAYS AFTER THE PERSON IS CHARGED WITH
10 SQUATTING.

11 (5)(a) UPON A CONVICTION OF A PERSON FOR SQUATTING, A COURT
12 SHALL ORDER THE PERSON TO VACATE THE PREMISES IMMEDIATELY.

13 (b) BEFORE A CONVICTION, IF A LANDOWNER NOTIFIES LAW
14 ENFORCEMENT OF A PERSON'S UNLAWFUL PRESENCE, LAW ENFORCEMENT
15 SHALL REMOVE THE PERSON WITHIN TWENTY-FOUR HOURS AFTER THE
16 LANDOWNER PRESENTS PROOF OF LEGAL OWNERSHIP TO THE PREMISES TO
17 LAW ENFORCEMENT. IF PROOF OF LEGAL OWNERSHIP TO THE PREMISES IS
18 PRESENTED, LAW ENFORCEMENT SHALL REMOVE THE PERSON
19 UNLAWFULLY ON THE PREMISES WITHOUT THE NEED FOR A COURT ORDER.

20 (6) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
21 REQUIRES:

22 (a) "LANDOWNER" MEANS A PERSON WHO HOLDS LEGAL
23 OWNERSHIP OF OR A DESIGNEE OF A PERSON HOLDING LEGAL OWNERSHIP
24 OF A PREMISES.

25 (b) "PREMISES" MEANS REAL PROPERTY, BUILDINGS, AND OTHER
26 IMPROVEMENTS ON THE REAL PROPERTY.

27 **SECTION 4. Act subject to petition - effective date.** This act

1 takes effect at 12:01 a.m. on the day following the expiration of the
2 ninety-day period after final adjournment of the general assembly; except
3 that, if a referendum petition is filed pursuant to section 1 (3) of article V
4 of the state constitution against this act or an item, section, or part of this
5 act within such period, then the act, item, section, or part will not take
6 effect unless approved by the people at the general election to be held in
7 November 2026 and, in such case, will take effect on the date of the
8 official declaration of the vote thereon by the governor.