

Roberta DiMezza

From: Mac MacDougall <user@votervoice.net>
Sent: Sunday, March 16, 2025 11:32 AM
To: House Judiciary Committee
Subject: SUPPORT H5919 - Protection from squatters

Dear Committee Clerk DiMezza,

Dear Rebecca Kislak, Representative Jennifer Steward, and Committee Clerk Roberta DiMezza,

This law would prohibit all home owners from trespassers who take up occupancy. I have seen what the law has in place now play out with law enforcement. And it goes something like this: other people in the building complaining about noise, smoke smells, criminal activity going on in an apartment next to them that was unoccupied. They call the landlord and the landlord send maintenance/property management over to check it out and fines squatters living there. Then landlord calls police. Police come and say to the landlord unless you catch them in an unlawful activity and can prove their breaking a law they can't ask them to leave because they have "squatters rights". In the meantime the landlord is left putting themselves and their current paying tenants in a very dangerous position. We need to pass a law that prohibits squatters from taking up occupancy in a property. It's plain and simply the right thing to do. And this by the way happened to a non profit organization that housings people. And yet it the police said they could do nothing to protect others by removing the person who was squatting.

A "squatter" is a person who moves into a property without the consent of the owner. This law would deter unsavory characters from being able to trespass into a property and not be able to be removed in a timely manner. When squatters enter properties they may put others in danger, displace lawful applicants who are scheduled to move into a property, and subject a property owner to a lengthy and costly eviction timeline. This law would treat trespassers as they are -criminals, rather than tenants who have rights and require a due process eviction proceeding. Thank you for considering this important piece of legislation.

Sincerely,

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