

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

NO. 9

Session of 2026

INTRODUCED BY _____ October 23, 2026

REFERRED TO SENATE LAW AND JUSTICE COMMITTEE

Protecting Property Owners from Squatters

AN ACT

Section 1. Definitions

- a. "Squatter." A person who unlawfully occupies and uninhabited building or unused land.
- b. "Property owner." An individual or company that has owners rights to the property.

Section 2. Any persons found occupying owners property will be given a written notice and have thirty days to vacate. After thirty days, property owner has the right to forcibly remove the squatter from their property.

Section 3. This act will take effect immediately.