

*Dedicated to helping you.....*

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### **Dealing with Squatters**

Squatters living in residential premises will now normally be dealt with by the police, following recent changes in the law. However, squatters in business premises, or in the open air, are not covered and the owners have to take steps to remove them either with the aid of bailiffs or, if necessary, through the courts.

However, to be a squatter the person has to enter the property as a trespasser, and without the owner's permission. A tenant who enters a property with the permission of the landlord but falls behind with rent payments, or overstays the length of the lease, is not a squatter, and needs to be dealt with as a tenant.

The process of dealing with squatters can be long and drawn out and it is important to seek legal advice from the start to ensure you follow the correct procedures.

At David Lee Solicitors, we have experience in dealing with squatters in Warwickshire and are dedicated to helping you. Please give us a call on 01926 852188.