



PRESS RELEASE

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SARATOGA COUNTY BOARD OF SUPERVISORS PASS UNLAWFUL INTRUDER LAW

Local Law a proactive step to protect property owners from squatters seeking to unlawfully attain tenant protections

BALLSTON SPA, NY – The Saratoga County Board of Supervisors unanimously passed an Unlawful Intruder Law at its May 21, 2024, Board Meeting. Local Law #2 of 2024 authorizes property owners to request the removal of unlawful occupants from dwellings.

The purpose of this law is to protect owners of dwellings in Saratoga County from unlawful occupants commonly referred to as “squatters” and to protect lawful occupants of dwellings from unlawful evictions.

“The Saratoga County Board of Supervisors have taken a proactive approach to protect property owners from being unlawfully invaded and occupied,” said Saratoga County Board of Supervisors Chairman Phil Barrett (Clifton Park). “The new legislation is clear, concise, easily enforceable, does not pre-empt New York State Law and is supported by court decisions. Someone who unlawfully enters a home in the first instance will never acquire tenant rights.”

Barrett also stated the issue of squatters assuming control of private property is growing in New York and other areas of the country. He also noted it is important to not allow the conversation about squatters to be confused with laws regarding landlords and tenants, because “people unlawfully entering a property is not a landlord/tenant issue.”

Under the law, a property owner or their authorized agent may request from law enforcement immediate removal of a person or persons unlawfully occupying a dwelling in Saratoga County via an affidavit. The law outlines conditions for removal of an unlawful occupant(s), specifically excluding legal tenants, and provides law enforcement with a mechanism to act without unreasonable delay.

The law takes effect 60 days from adoption. A copy of the law is available at the County’s website, www.saratogacountyny.gov/departments/board-of-supervisors/local-law/.

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