



WARNING FRAUD ALERT

A BRIEF EXPLANATION OF FLORIDA'S ADVERSE POSSESSION LAW

The law of adverse possession is commonly misunderstood and recently has been used to take advantage of Hernando County citizens. Here are some basics everyone should know about adverse possession:

- Even if you file an adverse possession claim on a piece of property, **if you occupy that property it may mean you are trespassing, possibly breaking and entering, and potentially subject to being arrested.**
- Filing an adverse possession application with the county property appraiser does not make you the owner of the property and does not give you any ownership interest in the property.
- You must pay the property taxes on the property you are claiming under adverse possession and if the true owner has paid the taxes, your adverse possession claim is invalid.
- The true owner of the property may evict you from the property at any time and take legal action against you.
- If you are renting a home, check the public records to make sure the person you are renting from actually owns the home. An adverse possession claim does not make that person the owner of the property, and as a renter, you may be evicted by the true owner at any time.
- Florida's adverse possession law can be found in Florida Statutes 95.16 and 95.18.

All applications are forwarded to the Hernando County Sheriff's Office.