

Georgia Squatters Rights: Adverse Possession and Removing Occupants

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/georgia-squatters-rights>

Georgia requires twenty years of possession for adverse possession, or seven years under a written claim of title. A 2024 law created a faster route for owners to have unauthorized occupants removed.

Key points

- Adverse possession requires twenty years of public, continuous, exclusive and peaceful possession under a claim of right.
- A claimant possessing land in good faith under a written document that appears to give title can win after seven years.
- Since 2024, an owner can generally file an affidavit of intruder, after which officers can cite the occupant, and a court hearing follows within a few business days if the occupant shows a valid lease.

Georgia at a glance

Rule	Georgia	Law
Adverse possession period	Adverse possession requires twenty years of public, continuous, exclusive and peaceful possession under a claim of right.	O.C.G.A. section 44-5-163
Claim under a document (color of title)	A claimant possessing land in good faith under a written document that appears to give title can win after seven years.	O.C.G.A. section 44-5-164
How owners remove occupants	Since 2024, an owner can generally file an affidavit of intruder, after which officers can cite the occupant, and a court hearing follows within a few business days if the occupant shows a valid lease.	Squatter Reform Act (HB 1017, 2024)

Mistakes to avoid

- Waiting months to act after someone moves in.
- Changing locks or removing belongings yourself.
- Accepting rent or utility payments from the occupant.
- Leaving a vacant property unchecked for long stretches.

Verify current law

Laws named in this summary:

- O.C.G.A. section 44-5-163
- O.C.G.A. section 44-5-164
- Squatter Reform Act (HB 1017, 2024)
- O.C.G.A. section 44-7-50
- Official Code of Georgia, Title 44 Chapter 7

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

General information, not legal advice. Check current law and talk to a Georgia attorney before you act. Last reviewed October 29, 2026.