

# Indiana 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/indiana-squatters-rights>

Indiana's adverse possession period is ten years, and the claimant must also have paid the property taxes they believed were due. A 2025 law lets owners ask police to remove squatters who never had permission to be there.

## Key points

- Adverse possession requires ten years of actual, open, exclusive and continuous possession under a claim of ownership.
- Possession does not count as adverse unless the claimant paid all property taxes and special assessments they reasonably believed in good faith were due during that period.
- An owner can give police a sworn affidavit that the occupant has never had a lease, permission or other right to be there, and police must generally respond to remove the squatter within 48 hours; former tenants still go through an eviction case.

## Indiana at a glance

| Rule                        | Indiana                                                                                                                                                                                                                                                | Law                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Adverse possession period   | Adverse possession requires ten years of actual, open, exclusive and continuous possession under a claim of ownership.                                                                                                                                 | IC 34-11-2-11 and Indiana case law |
| Paying property taxes       | Possession does not count as adverse unless the claimant paid all property taxes and special assessments they reasonably believed in good faith were due during that period.                                                                           | IC 32-21-7-1                       |
| How owners remove occupants | An owner can give police a sworn affidavit that the occupant has never had a lease, permission or other right to be there, and police must generally respond to remove the squatter within 48 hours; former tenants still go through an eviction case. | IC 32-31-12                        |

## 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:

- IC 34-11-2-11 and Indiana case law
- IC 32-21-7-1
- IC 32-31-12
- Indiana trial court rules
- IC 32-31-5-6

Official sources:

- Indiana Code, Title 32 (Indiana General Assembly): <https://iga.in.gov/laws/2025/ic/titles/32>
- Indiana Judicial Branch: <https://www.in.gov/courts/>

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