

Michigan 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/michigan-squatters-rights>

Michigan's adverse possession period is 15 years. An owner facing an unauthorized occupant who never had permission can use the same district court summary proceedings that apply to evictions.

Key points

- An action to recover land generally must be brought within 15 years, so a claim by adverse possession needs 15 years of open, hostile and continuous possession.
- An owner can bring summary proceedings in district court against someone who came into possession by trespass without color of title, and the anti lockout law does not protect such an occupant.

Michigan at a glance

Rule	Michigan	Law
Adverse possession period	An action to recover land generally must be brought within 15 years, so a claim by adverse possession needs 15 years of open, hostile and continuous possession.	MCL 600.5801
How owners remove occupants	An owner can bring summary proceedings in district court against someone who came into possession by trespass without color of title, and the anti lockout law does not protect such an occupant.	MCL 600.5714 and MCL 600.2918

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:

- MCL 600.5801
- MCL 600.5714 and MCL 600.2918

- MCL 600.5701 et seq.
- MCL 600.2918

Official sources:

- Michigan Compiled Laws (Michigan Legislature): <https://www.legislature.mi.gov/Laws/MCL>
- Michigan Legislature: Act 348 of 1972 (landlord and tenant relationships): <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-348-of-1972>
- Michigan Courts: landlord tenant: <https://www.courts.michigan.gov/>

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