

Nevada 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/nevada-squatters-rights>

Nevada's adverse possession rules require five years of continuous possession and payment of all property taxes for that period. Owners can remove unlawful occupants through a fast justice court process.

Key points

- Adverse possession requires at least five years of continuous occupation and claim to the land.
- A claimant who entered under a written deed or a court judgment and occupied for five years can claim the land that document covers.
- The claimant must also prove that they paid all state, county and city taxes on the land for the whole five years.
- An owner serves a written notice to surrender on the unlawful occupant, who has until the fourth judicial day to file an affidavit contesting it; otherwise the owner can ask the court for a removal order.

Nevada at a glance

Rule	Nevada	Law
Adverse possession period	Adverse possession requires at least five years of continuous occupation and claim to the land.	NRS 11.150
Claim under a document (color of title)	A claimant who entered under a written deed or a court judgment and occupied for five years can claim the land that document covers.	NRS 11.110
Paying property taxes	The claimant must also prove that they paid all state, county and city taxes on the land for the whole five years.	NRS 11.150
How owners remove occupants	An owner serves a written notice to surrender on the unlawful occupant, who has until the fourth judicial day to file an affidavit contesting it; otherwise the owner can ask the court for a removal order.	NRS 40.414

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:

- NRS 11.150
- NRS 11.110
- NRS 40.414
- NRS 40.253
- NRS 118A.390

Official sources:

- Nevada Revised Statutes, chapter 118A (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-118A.html>
- Nevada Revised Statutes, chapter 40 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-040.html>
- Nevada Revised Statutes, chapter 116 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-116.html>
- Nevada Revised Statutes, chapter 11 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-011.html>

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