

New Jersey 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/new-jersey-squatters-rights>

New Jersey's adverse possession periods are among the longest in the country: 30 years for most land and 60 years for woodland or uncultivated land. Owners should still act promptly when someone occupies their property without permission.

Key points

- A claim by adverse possession generally requires 30 years of actual possession, or 60 years for woodland and uncultivated land.
- Someone who was never a tenant can be removed through an ejectment action in Superior Court, and the owner can also file a trespass complaint with local police.

New Jersey at a glance

Rule	New Jersey	Law
Adverse possession period	A claim by adverse possession generally requires 30 years of actual possession, or 60 years for woodland and uncultivated land.	N.J.S.A. 2A:14-30
How owners remove occupants	Someone who was never a tenant can be removed through an ejectment action in Superior Court, and the owner can also file a trespass complaint with local police.	New Jersey ejectment law and the Code of Criminal Justice (trespass)

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:

- N.J.S.A. 2A:14-30
- New Jersey ejectment law and the Code of Criminal Justice (trespass)
- N.J.S.A. 2A:18-53 et seq.

- N.J.S.A. 2A:39-1 and 2A:39-8

Official sources:

- New Jersey Department of Community Affairs: Truth in Renting guide:
https://www.nj.gov/dca/codes/publications/pdf_tlt_i_r.pdf
- New Jersey Department of Community Affairs: landlord tenant information:
<https://nj.gov/dca/home/landlord-tenant.shtml>
- New Jersey Office of the Attorney General: Fair Chance in Housing Act:
<https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/know-the-law/fair-chance-in-housing>
- New Jersey Legislature: statutes: <https://www.njleg.state.nj.us/>
- New Jersey Courts: landlord tenant: <https://www.njcourts.gov/courts/civil/landlord-tenant>

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