

# **WEST VIRGINIA LEGISLATURE**

## **2024 REGULAR SESSION**

**Introduced**

### **House Bill 4940**

By Delegates Crouse, Lucas, Winzenreid, Petitto, and

Smith

[Introduced January 19, 2024; Referred to the  
Committee on the Judiciary]

1 A BILL to amend and reenact §55-2-1 of the Code of West Virginia, 1931, as amended, relating to  
 2 clarifying that squatters are not considered tenants, and are illegally occupying property.

*Be it enacted by the Legislature of West Virginia:*

**ARTICLE 2. LIMITATION OF ACTIONS AND SUITS.**

**§55-2-1. Entry upon or recovery of lands; squatting prohibited.**

1 (a) No person shall make an entry on, or bring an action to recover, any land, but within 10  
 2 years next after the time at which the right to make such entry or to bring such action shall have  
 3 first accrued to himself or herself or to some person through whom he or she claims.

4 (b) Notwithstanding the provisions of subsection (a), squatting, otherwise known as  
 5 occupying an abandoned or unused property without the owner’s permission, is prohibited.  
 6 Squatters are not considered tenants for purposes of this code.

NOTE: The purpose of this bill is to prohibit squatting, and to clarify that squatters are not considered tenants.

Strike-throughs indicate language that would be stricken from a heading or the present law, and underscoring indicates new language that would be added.