

**BILL SUMMARY**  
2<sup>nd</sup> Session of the 59<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 1994</b>
<b>Version:</b>	<b>CS</b>
<b>Request Number:</b>	<b>10850</b>
<b>Author:</b>	<b>Rep. Ford</b>
<b>Date:</b>	<b>4/16/2024</b>
<b>Impact:</b>	<b>Minimal</b>

**Research Analysis**

The committee substitute to SB 1994 creates a procedure for the removal of unlawful occupants of property. The measure allows a property owner to request the sheriff of a county in which the property is located to immediately remove a person or persons unlawfully occupying real property if certain conditions are met. The measure creates a form that the property owner is to submit to the sheriff and if the sheriff verifies the information, the sheriff must serve a notice to immediately vacate on all unlawful occupants of the property. If appropriate, the sheriff may arrest any person found on the property for trespass, outstanding warrants, or any other legal cause. The sheriff is entitled to the fee for service of the notice. A person wrongfully removed may bring a civil cause of action. The measure creates a crime of unlawfully detaining or occupying or trespassing upon a property and who intentionally damages the dwelling in an amount of greater than \$1,000 is guilty of a felony punishable by up to 3 years in prison, a fine of up to \$10,000 or both fine and imprisonment. Any person who presents a false document purporting to be a valid lease agreement, deed, or other instrument conveying real property rights is guilty of a misdemeanor punishable by up to 1 year in the county jail, a fine of not more than \$1,000 or both such fine and imprisonment. The measure states that these provisions are not to be used to circumvent any rights or laws governing the landlord tenant relationship.

Prepared By: Brad Wolgamott

**Fiscal Analysis**

SB 1994 establishes a process for removing unlawful occupants from a property. The measure authorizes property owners to seek assistance from the sheriff where the property is located for immediate removal under certain circumstances. Officials from the Department of Corrections (DOC) expect the requirements of the measure to have a minimal impact on the agency's budget and to be objective within the agency's current budgetary resources. Therefore, in its current form, SB 1994 is not anticipated to have a direct fiscal impact on the state budget.

Prepared By: Alexandra Ladner, House Fiscal Staff

**Other Considerations**

None.