

---

---

**KANSAS OFFICE of**  
**REVISOR of STATUTES**  
**LEGISLATURE of THE STATE of KANSAS**  
*Legislative Attorneys transforming ideas into legislation.*

---

300 SW TENTH AVENUE ■ SUITE 24-E ■ TOPEKA, KS 66612 ■ (785) 296-2321

---

**MEMORANDUM**

To: House Committee on Federal and State Affairs

From: Mike Heim, Revisor of Statutes Office

Date: Feb. 17, 2025

Subject: HB 2378—Summary

HB 2378 establishes the Removal of Squatter’s Act. The bill provides the owner, or agent may remove an unauthorized person from a dwelling unit by first giving notice to the squatter to vacate the dwelling unit then by submitting an affidavit to the county sheriff that the person is a squatter and needs to be removed from the dwelling unit. The sheriff is required to verify the affiant is the owner of the dwelling unit, then give a person notice to the squatter or posted notice on the dwelling unit that the squatter must vacate the property.

The sheriff and any political subdivision involved are granted immunity from civil liability for evicting a squatter.

A person who is wrongfully evicted has a civil cause of action against the property owner and may collect damages including punitive damages and attorney fees.

