



**MARSHA M. FAUX, CFA, ASA**  
**POLK COUNTY PROPERTY APPRAISER**  
**Adverse Possession Claimant Acknowledgement**  
**(Florida Statute 95.18; DR-452)**

**FILING ADVERSE POSSESSION ON A PARCEL WITH A RESIDENCE**

PARCEL#:

DATE OF ADVERSE POSSESSION CLAIM FORM:

ADVERSE POSSESSION CLAIMANT(S):

There are very few reasons to legally occupy and file adverse possession on a residence you do not own. Two of the most common reasons are:

- 1) You are an heir of the deceased owner and have not been able to probate their estate to change ownership to your name.
- 2) You own a partial interest in the property, legally occupy the residence, and are filing the claim against the other owners of the property.

Whether the home is in foreclosure or not is not a consideration. Illegal entry into someone else's home is **always** against the law. The legal title holder still owns the home until the lending institution takes title through the foreclosure process.

The Polk County Property Appraiser takes these adverse possession claims on a parcel with a residence very seriously. If we cannot determine that you are either an heir or a partial interest owner of the property, your claim will be turned over to the Polk County Sheriff's Office for investigation and you could be arrested for trespassing, burglary, perjury, fraud, or theft.

***"You just can't move into someone else's legally owned property. That's trespassing, burglary, and theft. There is no such thing as a free lunch, and we are going to arrest people who try this scam to steal homes in Polk County."***  
***–Sheriff Grady Judd***

**ACKNOWLEDGEMENT OF THE ADVERSE POSSESSION CLAIMANT**

I/we have reviewed the above parcel account number and certify that this is the same property on which I/we wish to file a Form for Return of Real Property in Attempt to Establish Adverse Possession without Color of Title as described in Florida Statute 95.18.

By signing this form, I attest to the fact that I have been informed by the Polk County Property Appraiser's office that I could face arrest by law enforcement due to my occupation of a residence to which I have no legal claim.

Signature of Adverse Possession Claimant(s): \_\_\_\_\_

Date: \_\_\_\_\_

**TO BE COMPLETED BY PROPERTY APPRAISER**

This document received in the office of the Property Appraiser of Polk County for the purpose of advising an adverse possession claimant of possible consequences of occupying a residence without a legal claim.

Polk County Property Appraiser, Marsha Faux, CFA, ASA

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Property Appraiser/Deputy:

Date