

Bill No.: SF0006 **Effective:** 7/1/2025
LSO No.: 25LSO-0002
Enrolled Act No.: SEA No. 0020
Chapter No.: 41
Prime Sponsor: Joint Judiciary Interim Committee
Catch Title: **Residential property-removal of unlawful occupant.**
Has Report: No
Subject: Establishing a process for removing unlawful occupants from residential property and creating a related criminal offense.

Summary/Major Elements:

- This act establishes a process by which a lawful owner (or the owner's agent) may request assistance from law enforcement to remove a person who is not authorized to be in the owner's residential property.
- To utilize this process, the owner must apply to law enforcement for assistance and make various assertions (including that the unauthorized person isn't present due to an oral or written lease or agreement and isn't closely related to the owner, among other requirements) before law enforcement can act.
- Law enforcement receiving an application for removing an unauthorized person must confirm that the owner is the owner and that other conditions are met before proceeding to immediately remove the unauthorized person from the owner's residential property.
- The act provides a cause of action for the wrongful removal of a person from residential property but provides immunity to law enforcement for removing a person under this act.
- This act establishes criminal offenses for unlawfully advertising or providing false documents for fraudulently conveying or leasing real property.
- The act amends the current offense of property destruction to establish a felony if a person unlawfully detains or occupies a residential dwelling and knowingly defaces, injures, or destroys property, regardless of the value of the property injured or destroyed.

The above summary is not an official publication of the Wyoming Legislature and is not an official statement of legislative intent. While the Legislative Service Office endeavored to provide accurate information in this summary, it should not be relied upon as a comprehensive abstract of the bill.