Squatters' rights exist in various forms across the United States, including Pennsylvania. There are cases where evicting squatters from your property can become a very difficult and costly problem, and the number of these cases is on the rise. With squatting becoming more common, it never hurts to be prepared.

Here are a few practical tips to prevent squatters from moving into your property:

- Put 'No Trespassing' signs on structures and out buildings that are not frequented and at any of your vacant properties. This makes a clear legal statement that gives law enforcement the authority to detain and remove anyone who doesn't belong there.

- Make sure all buildings are physically secure by locking the doors, windows and access points. (*A trespasser is one who forces entry. If a potential squatter breaks in, it may help if they can also be considered a trespasser*)

- Adequate lighting and security systems help deter unauthorized entry.

- Be aware of activity on your property, regularly inspect your property and encourage neighbors to report any suspicious activity.

- Did we mention…post "No Trespassing" signs on the property, and document it with a photo!!! This is to help protect your right to have squatters evicted under Criminal Trespass and is the number one way to protect your rights.

- The safest approach to evict squatters is to contact local law enforcement immediately to let them handle the situation.

Click here to download no trespassing signs you can print at home.