

Committee on Judiciary

CS/HB 1293 — Fraudulent Entry of Residential Dwellings

by Criminal Justice Subcommittee and Rep. Greco and others (CS/CS/SB 1224 by Criminal Justice Committee; Judiciary Committee; and Senator Rodriguez)

The bill creates the concept of fraudulent entry upon real property. Fraudulent entry is the act of entering into and taking possession of a residential dwelling unit by giving a landlord false statements regarding identity, false identity documents, or false financial documents, or by impersonating another person, in order to fraudulently gain possession of the dwelling unit. The bill creates a third degree felony criminal offense for fraudulent entry into a residential property.

The bill also amends civil landlord tenant laws to add that a person in possession of a residential dwelling because of fraudulent entry is subject to the existing eviction procedures regarding matters that may not be cured by a tenant. In these circumstances, a tenant has 7 days to vacate the premises after receiving the landlord's notice of termination of the rental agreement.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on October 1, 2026.

Vote: Senate 34-0; House 110-0