

Cornerstone Homebuyers Expands "We Buy Houses With Squatters" Service Throughout Florida As State Implements Nation's Strictest Anti-Squatter Laws

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MIAMI, FL - March 05, 2026 -
Cornerstone Homebuyers expands "We Buy Houses With Squatters" service throughout Florida to address the growing need for squatter solutions. The Miami-based real estate consultant and property investment company now provides cash offers for houses with unauthorized occupants, squatters, or adverse possession complications, regardless of property condition.

Florida implemented House Bill 621 in July 2024, creating the nation's most comprehensive anti-squatter protection system. Cornerstone Homebuyers, as cash home buyers with 16 years of experience, helps Florida homeowners navigate squatter situations that traditional buyers typically reject. The law allows property owners to request immediate removal of squatters by law enforcement, reducing eviction timelines from months to hours in qualifying cases.

Under Florida law, squatters can claim adverse possession after continuously occupying property for seven

years while paying property taxes. Before HB 621, property owners faced lengthy court proceedings that could extend for months or years. The new legislation introduces criminal penalties ranging from first-degree misdemeanors for fraudulent property claims to second-degree felonies for causing more than $1,000 in property damage. Florida's 2025 extensions expanded anti-squatter protections and reinforced the state's commitment to property owner rights.

"Florida homeowners dealing with squatter situations face unique challenges that prevent quick sales through traditional real estate channels," said Ellie Verdura, Founder and CEO of Cornerstone Homebuyers. "We buy houses with unauthorized occupants, adverse possession claims, and complex legal situations that other buyers reject. Our experience allows us to provide Florida homeowners with a path forward when squatters have occupied their property, whether for weeks, months, or longer periods approaching adverse possession timelines."

Squatter situations create multiple complications for property owners beyond legal removal processes. Properties with unauthorized occupants often accumulate unpaid utilities, property damage, and maintenance issues. Homeowners may face safety concerns, lost rental income, and mounting legal fees during removal proceedings. Out-of-state owners and inherited properties are particularly vulnerable to squatter occupation, as extended absences signal vacancy to potential unauthorized occupants.

The expanded service addresses specific challenges facing Florida homeowners with squatter complications. Properties approaching the seven-year adverse possession threshold require immediate attention to protect ownership rights. Homes with fraudulent lease claims or forged documents benefit from cash transactions that bypass traditional financing complications. Inherited properties where heirs discover squatter occupation during probate proceedings create timeline pressures that conventional sales cannot accommodate.

Properties with unauthorized occupants face significant barriers in traditional real estate transactions. Retail buyers require clear title and vacant possession at closing, making squatter situations deal-breakers for conventional financing. Traditional lenders will not fund mortgages on occupied properties with unauthorized residents or pending adverse possession claims. Real estate agents often decline listings involving squatter complications due to showing difficulties, safety concerns, and extended timeline uncertainties.

Cornerstone Homebuyers handles the legal complexities associated with squatter removal when necessary. The company can coordinate with local law enforcement regarding HB 621 procedures, works with title companies to resolve adverse possession concerns, and manages cash-for-keys arrangements when appropriate. This approach allows property owners to sell their house fast without navigating removal proceedings, court hearings, or extended legal battles that delay traditional sales.

"We recognize that squatter situations create stress and financial pressure for Florida homeowners," Ellie

Verdura explained. "Our mission is to provide an alternative option to sell your home for cash when unauthorized occupants complicate traditional listing processes. We handle these challenging situations so property owners can move forward, whether they are facing adverse possession timelines, property damage from squatters, or simply need to sell my house fast to avoid further complications."

The company serves homeowners throughout Florida's four major regions: South Florida (Miami, Fort Lauderdale, West Palm Beach), Central Florida (Orlando, Tampa), Southwest Florida (Naples, Fort Myers, Sarasota, Venice), and North Florida (Jacksonville, Tallahassee). Cornerstone Homebuyers buys houses in as is condition, typically closes cash transactions in 7?21 days and covers standard seller closing costs, providing certainty for sellers who cannot wait for traditional market timelines or squatter removal proceedings.

Cornerstone Homebuyers is a Miami-based real estate consultant and property investment company established in 2009. Founded on principles of transparency and market expertise, and as a company that buy houses for cash, Cornerstone Homebuyers serves homeowners throughout Florida. The company specializes in direct cash sales of single-family homes, mobile home and vacant lots, regardless of condition or circumstance, providing alternatives to traditional real estate transactions. Cornerstone Homebuyers maintains an A+ Better Business Bureau accreditation and has completed over 500 transactions.

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Cornerstone Homebuyers Inc

Cornerstone Homebuyers is company that buys houses in Miami and throughout Florida. As cash home buyers, we buy houses as is, so no repairs & no fees. We make you a fair cash offer so you'll sell your house fast for cash. Cash for houses is what we do!

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