

1 SB342  
2 136672-3  
3 By Senator Williams  
4 RFD: *Agriculture, Conservation, and Forestry*  
5 First Read: 21-FEB-12

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8 SYNOPSIS: Under existing case law in limited  
9 circumstances, an owner of real property may owe a  
10 duty of care to certain trespassers on his or her  
11 property.

12 This bill would codify case law relating to  
13 the duty of care an owner of real property owes to  
14 certain trespassers on his or her property.

15  
16 A BILL

17 TO BE ENTITLED

18 AN ACT

19  
20 Relating to trespassers; to add Section 6-5-345 to  
21 the Code of Alabama 1975, to codify case law relating to the  
22 duty of care that an owner of real property owes to certain  
23 trespassers on his or her property.

24 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

25 Section 1. Section 6-5-345 is added to Article 18,  
26 Chapter 5, of Title 40 of the Code of Alabama 1975, to read as  
27 follows:

## §6-5-345.

(a) For the purpose of this section, the following words have the following meanings:

(1) POSSESSOR OF REAL PROPERTY. The owner, lessee, renter, or other lawful occupant of real property.

(2) TRESPASSER. A person who goes upon the premises of another without permission or invitation, expressed or implied, or who, after rightfully entering upon the premises of another, remains on the premises after consent or license to enter or use the premises has been terminated.

(b) (1) A possessor of real property owes no duty of care to a trespasser except to:

a. Refrain from causing wanton or intentional injury, including by a trap or pitfall.

b. Exercise reasonable diligence to warn a trespasser of dangers known by the possessor to exist on the property of the possessor after the possessor has knowledge of the presence of the trespasser.

(2) A possessor of real property, however, may cause injury or use force to prevent or terminate a trespass as permitted at common law or in Title 13A, Chapter 3, Article 2.

(c) Notwithstanding the provisions of subsection (b), a possessor of real property may be subject to liability for physical injury or death to a child trespasser caused by an artificial condition upon the real property of the possessor, if all of the following apply:

(1) The place where the condition existed is one upon which the possessor knew or had reason to know that a child would be likely to trespass.

(2) The condition is one of which the possessor knew or had reason to know and which the possessor realized or should have realized would involve an unreasonable risk of death or serious bodily harm to a child.

(3) The injured child, because of his or her youth, did not discover the condition or realize the risk involved in intermeddling with the condition or in coming within the area made dangerous by it.

(4) The utility to the possessor of maintaining the condition and the burden of eliminating the danger was slight as compared with the risk to the child.

(5) The possessor failed to exercise reasonable care to eliminate the danger or otherwise to protect the child.

(d) This section may not be construed to create or increase the liability of any possessor of real property and does not affect any immunity from or defenses to liability established by another law or available at common law to which a possessor of real property may be entitled.

Section 2. This act shall become effective immediately following its passage and approval by the Governor, or its otherwise becoming law.