

## EVICTION OF TRESPASSER PROCESS (NOTICE TO QUIT)

You have allowed a person to live within your residence or on the property that you own, lease, or rent and you wish for this person to leave, but he/she will not.

1. You can visit the Magistrates Office or our website to get an application for Notice to Quit.
  - A \$65.00 dollar application is required, per individual you wish to evict.
2. After filing with the magistrate's office, the claim will be served on the defendant and has FIVE days in which to satisfy your claim or move from your property.
3. After the FIVE days, if the tenant has not moved, you may file for a **WRIT OF EJECTMENT**, which requires a \$10.00 service fee. The writ gives the tenant twenty-four hours before the process server takes the steps to begin the set-out process.
4. You can also stop the notice to quit process at any time prior to the set-out process, by sending a written notice to the magistrate's court.

**Any GUEST living at the property for more than fourteen days in a six-month period or spending more than seven consecutively nights will be considered a tenant and a twenty-day written notice of eviction is required prior to filing with the magistrate's court.**

IF YOU HAVE ANY FURTHER QUESTION CONTACT:

Chester County Magistrates Court  
2740 Dawson Drive  
Chester, SC 29706  
803-581-5136 Ext. 1 Civil Department  
<https://www.chestercountysc.gov/magistrate-court>

**(We are not allowed to give legal advice)**