* To begin with, you can, and probably should, talk to your neighbor about it. He might be able to move the structure, or you might come to some alternate arrangement. Resolving any disputes out of court can save both parties legal fees, as well as the stress of hiring attorneys and going to court. If you and your neighbor decide to leave the encroachment in place, you may consider giving them [written permission](https://realestate.findlaw.com/land-use-laws/easement-basics.html) to use your property via an Encroachment Easement Agreement. This can prevent a later claim of [adverse possession](https://realestate.findlaw.com/land-use-laws/adverse-possession-continuous-trespassers-rights.html).
* If your neighbor is unable or unwilling to remove the encroachment, but is otherwise open to resolving the issue, you may wish to consider selling the encroached-upon property to him. That way, you get some money for the loss of your property and your neighbor gets to use the land without worry. It is usually a good idea to contact your mortgage lender before such a sale, in order to obtain their permission and to pay whatever amounts would be required to release the land from their security interest.
* If all else fails, going to court may be required to get rid of an encroachment. In many cases, you would need to prove two things: 1) that you actually own the property; and 2) that the neighbor is using the land improperly and should be removed.