

# Table of Contents

## **CHAPTER 1. THE CONSTITUTIONAL BASIS OF EMINENT DOMAIN**

§ 1-1 In general

## **CHAPTER 2. CONDEMNATION PROCEDURES**

§ 2-1 In general

§ 2-2 Pre-condemnation negotiation

§ 2-3 Pre-taking procedures for a condemnor

§ 2-5 Special master method

§ 2-6 Declaration of taking method

§ 2-7 Condemnation for special purposes

§ 2-9 Jury trials

§ 2-10 Finality of judgments

## **CHAPTER 3. PURPOSES FOR WHICH EMINENT DOMAIN MAY BE EXERCISED**

§ 3-1 In general

§ 3-2 Public use

§ 3-4 Necessity of the condemnation

§ 3-5 Condemnation for redevelopment

## **CHAPTER 4. PERSONS OR INTERESTS ENTITLED TO COMPENSATION**

§ 4-3 Secured interests

§ 4-4 Contract and franchise rights

§ 4-6 Easements

## **CHAPTER 5. TAKING OR DAMAGING OF PROPERTY**

§ 5-1 In general

§ 5-5 Consequential damages

§ 5-11 Business damage—General

§ 5-12 Business damage—Uniqueness rule

- § 5-14 Business damage—Tenant
- § 5-17 Impairment of access
- § 5-19 Circuity of travel
- § 5-20 Flow of traffic
- § 5-26 Easements

## **CHAPTER 6. MEASURE OF COMPENSATION**

- § 6-1 In general
- § 6-5 Condition on date of taking
- § 6-6 Measure of consequential damages or benefits
- § 6-7 Leasehold evaluation—Lessee
- § 6-9 Measure of business damage
- § 6-10 Easement evaluation
- § 6-11 Impairment of access—Measure of damages
- § 6-12 Trees, shrubs, and improvements
- § 6-14 Repair costs
- § 6-16 Probability of zoning change
- § 6-17 Mitigation of damages
- § 6-18 Interest
- § 6-19 Attorney fees and expenses

## **CHAPTER 7. EVIDENCE**

- § 7-1 In general
- § 7-2 Expert witnesses
- § 7-3 Non-expert witnesses
- § 7-5 Comparable sales—Basis for expert opinion
- § 7-6 Sales of the subject property
- § 7-8 Offers, options, and contracts
- § 7-12 Impeachment
- § 7-13 Sufficiency of the evidence

## **CHAPTER 8. REMEDIES OF PROPERTY OWNERS**

- § 8-1 In general
- § 8-2 Inverse condemnation and tort theories
- § 8-3 Nuisance
- § 8-4 Injunction
- § 8-6 Zoning as a taking

### **Table of Laws and Rules**

### **Table of Cases**

### **Index**