## **Condemnation Process Timeframe Steps** At or before first representation 1 Property owner receives by condemnor and again no later landowner's bill of rights than 7 days before "Final Offer" 2 Condemnor makes initial offer to purchase the property 3 Step 2+ 30 days Condemnor makes final offer to acquire property voluntarily 4 At least 14 days after If no agreement, Condemnor may Step 3 file petition for condemnation 5 Within 30 days after Judge appoints 3 special Petition filed commissioners 6 Within 10 days after Step 5 or Either side may strike 1 special 20 days after Step 4. commissioner 7 At least 20 days Commissioners schedule hearing after Step 5 8 Commissioners provide notice of hearing At least 20 days after 9 Special comissioner hearing is held, Step 5 and award is issued No later than next 10 Written decision is signed and filed working day after Step 9 in court by the commissioners By 1st Monday after 11 Either party may object to award 20<sup>th</sup> day after Step 10 by filing written and specific objections Begins after objection (Step 11), 12 duration varies (6 months – 1 ½ year) Civil litigation process