## **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 If no agreement, Condemnor may file petition for condemnation after Step 3 5 Judge appoints 3 special commissioners 6 Within 14 days Either side may strike 1 special after step 5 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 8 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 1<sup>st</sup> Monday after 11 Either party may object to award 20<sup>th</sup> day after Step 10 by filing written and specific objections 6 months or more 12 Civil litigation process after Step 11