LAND RIGHTS LAW
PROTECTING YOUR LAND

CONDEMNATION PROCESS STEPS

800.266.4870
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1. Property owner receives landowner's bill of rights — At or before first representation by condemnor and again no later than 7 day before "Final Offer"
2. Condemnor makes initial offer to purchase the property
3. Condemnor makes final offer to acquire property voluntarily — Step 2 plus 30 days
4. If no agreement, Condemnor may file petition for condemnation — At least 14 days after Step 3
5. Judge appoints 3 special commissioners — Within 30 days after Petition filed
6. Either side may strike 1 special commissioner — Within 10 days after Step 5
7. Commissioners schedule hearing — At least 20 days after Step 5
8. Commissioners provide notice of hearing
9. Special commissioners hearing is held and award is issued — At least 20 days after Step 8
10. Written decision is signed and filed in court by the commissioners — No later than next working day after Step 9
11. Either party may object to award by filing written and specific objections — By 1st Monday after 20th day after Step 10
12. Civil litigation process — Begins after Objection (Step 11), duration varies 6 months - 2 years