

LIST OF CHAPTERS

Chapter 1	THE SOVEREIGN POWER OF EMINENT DOMAIN	1
Chapter 2	LEGAL REQUIREMENTS FOR EXERCISING THE POWER OF EMINENT DOMAIN	9
Chapter 3	LEGAL CHALLENGES TO THE EXERCISE OF THE EMINENT DOMAIN POWER	31
Chapter 4	INSTITUTING THE CONDEMNATION ACTION	49
Chapter 5	IMMEDIATE POSSESSION	69
Chapter 6	PRETRIAL PROCESS AND PROCEDURES	81
Chapter 7	TRIAL PRACTICE AND PROCEDURE	93
Chapter 8	VALUATION CONCEPTS AND PRINCIPLES	107
Chapter 9	HIGHEST AND BEST USE	125
Chapter 10	VALUATION AND APPRAISAL APPROACHES	135
Chapter 11	DAMAGE RULES AND METHODOLOGIES	147
Chapter 12	SPECIFIC BENEFITS	159
Chapter 13	ABANDONMENT OF CONDEMNATION ACTIONS	165
Chapter 14	POST-TRIAL MATTERS	171
Chapter 15	RECOVERY OF FEES AND COSTS	181
Chapter 16	APPEALING A CONDEMNATION CASE	191
Appendix A	FORMS	195
Appendix B	EMINENT DOMAIN JURY INSTRUCTIONS	235

TABLE OF AUTHORITIES 251

SUBJECT INDEX 263

TABLE OF CONTENTS

Chapter 1	THE SOVEREIGN POWER OF EMINENT DOMAIN	1
	§ 1.1 SOURCE OF EMINENT DOMAIN POWER	1
	§ 1.2 CONSTITUTIONAL EMINENT DOMAIN POWERS	2
	§ 1.2.1—State Constitutional Provisions	2
	§ 1.2.2—Home Rule Constitutional Powers	3
	§ 1.3 STATUTORY DELEGATIONS OF EMINENT DOMAIN POWERS	4
	§ 1.4 SPECIFIC STATUTORY DELEGATIONS	5
	§ 1.4.1—Department of Transportation	6
	§ 1.4.2—Statutory Cities and Municipalities	6
	§ 1.4.3—Special Districts	6
	§ 1.4.4—Public Highway Authorities	6
	§ 1.4.5—Regional Transportation District	6
	§ 1.4.6—Urban Renewal and Housing Authorities	6
	§ 1.4.7—Designated Common Carriers	6
	§ 1.4.8—Transmission Companies	6
	§ 1.4.9—Telecommunication Companies	6
Chapter 2	LEGAL REQUIREMENTS FOR EXERCISING THE POWER OF EMINENT DOMAIN	9
	§ 2.1 INTRODUCTION	9
	§ 2.2 AUTHORITY TO CONDEMN	9
	§ 2.3 PUBLIC USE AND PURPOSE	12
	§ 2.3.1—Defining Public Use and Purpose	13
	§ 2.3.2—Public Use, Urban Renewal, and Economic Redevelopment	16

§ 2.3.3—Public Use in the Context of Private
Condemnation Actions 17

§ 2.3.4—Discontinuation of the Public Use 20

§ 2.4 **GOOD FAITH NEGOTIATIONS** 20

**Chapter 3 LEGAL CHALLENGES TO THE EXERCISE OF THE
EMINENT DOMAIN POWER** 31

§ 3.1 **STANDARD DEFENSES TO THE EXERCISE
OF THE EMINENT DOMAIN POWER** 31

§ 3.2 **NECESSITY CHALLENGE IN SELECTION AND
LOCATION OF PROPERTY TO BE TAKEN** 32

§ 3.3 **NECESSITY CHALLENGE INVOLVING
THE FEASIBILITY AND PRACTICALITY
OF THE PROJECT** 36

§ 3.4 **LACK OF GOVERNMENTAL PERMITS
AND APPROVALS** 38

§ 3.5 **CONDEMNING PROPERTY ALREADY
DEVOTED TO A PUBLIC USE** 39

§ 3.6 **CHALLENGES TO FUNDING AND
FUNDING SOURCES** 41

§ 3.7 **CONTRACTING AWAY OR RESTRAINING THE
POWER TO CONDEMN PROPERTY** 43

§ 3.8 **ENJOINING THE POWER OF EMINENT DOMAIN** 44

§ 3.9 **EQUITABLE CHALLENGES IN EMINENT
DOMAIN PROCEEDINGS** 45

Table of Contents

Chapter 4	INSTITUTING THE CONDEMNATION ACTION	49
§ 4.1	INTRODUCTION	50
§ 4.2	NOTICE OF INTENT AND OTHER PRE-FILING ISSUES	50
§ 4.3	PETITION IN CONDEMNATION	52
	§ 4.3.1—Naming Necessary Parties to the Action	53
	§ 4.3.2—Identifying the Legal Authority to Condemn	55
	§ 4.3.3—Statement of Public Use or Purpose	55
	§ 4.3.4—Statement of Need and Necessity	55
	§ 4.3.5—Statement of Good Faith Negotiations	55
	§ 4.3.6—Sufficiency of Legal Description of Property to be Taken	56
	§ 4.3.7—Request for Immediate Possession	57
	§ 4.3.8—Election of Statutory Procedures to Follow or Other Civil Procedures	57
§ 4.4	SUMMONS AND SERVICE OF PROCESS	58
§ 4.5	LIS PENDENS	58
§ 4.6	WHERE TO FILE THE CONDEMNATION ACTION	59
§ 4.7	ANSWER OR OTHER RESPONSIVE PLEADING	59
	§ 4.7.1—Denial of Allegations and Affirmative Defenses	60
	§ 4.7.2—Jury Demand	61
	§ 4.7.3—Response to Request for Immediate Possession	62
§ 4.8	CROSS-PETITION AND INTERVENTION ISSUES	62
§ 4.9	JOINDER AND SUBSTITUTION	63
§ 4.10	AMENDMENT OF PLEADINGS	64

Chapter 5	IMMEDIATE POSSESSION	69
§ 5.1	INTRODUCTION	69
§ 5.2	CONSTITUTIONAL PROVISION GOVERNING IMMEDIATE POSSESSION	70
§ 5.3	STATUTORY PROVISION GOVERNING IMMEDIATE POSSESSION	71
§ 5.4	SETTING OF IMMEDIATE POSSESSION HEARING	72
§ 5.5	MATTERS TO RESOLVE AT IMMEDIATE POSSESSION HEARING	73
	§ 5.5.1—Burdens of Proof on Establishing Right to Take and Possess Property	74
	§ 5.5.2—Amount and Status of Deposit as Replacement for the Land	74
§ 5.6	WITHDRAWAL OF THE DEPOSIT	75
§ 5.7	STIPULATIONS FOR IMMEDIATE POSSESSION	76
§ 5.8	APPEAL OF IMMEDIATE POSSESSION OR DISMISSAL ORDERS	78

Chapter 6	PRETRIAL PROCESS AND PROCEDURES	81
§ 6.1	SPECIAL STATUTORY PROCEEDINGS	81
§ 6.2	RULES OF CIVIL PROCEDURE AND RULES OF EVIDENCE	82
§ 6.3	CASE AND TRIAL MANAGEMENT ORDERS	82

Table of Contents

§ 6.4	APPOINTMENT, QUALIFICATIONS, AND POWERS OF THE COMMISSION	83
§ 6.5	DISCLOSURE AND DISCOVERY PROCEDURES	87
§ 6.6	MOTIONS PRACTICE	87
§ 6.7	MOTIONS <i>IN LIMINE</i>	88
<hr/>		
Chapter 7	TRIAL PRACTICE AND PROCEDURE	93
<hr/>		
§ 7.1	JURY OR COMMISSION	94
§ 7.2	EXCLUSION OF WITNESSES	95
§ 7.3	BURDEN OF PROOF	95
§ 7.4	OPENING STATEMENTS	95
§ 7.5	OWNER TESTIMONY	96
§ 7.6	LAY WITNESSES	97
§ 7.7	EXPERT WITNESSES	98
§ 7.8	<i>VOIR DIRE</i> AND CROSS-EXAMINATION OF WITNESSES	99
§ 7.9	EVIDENTIARY ISSUES AND OBJECTIONS	100
§ 7.10	EXHIBITS	100
§ 7.11	VIEW OF THE PROPERTY	101
§ 7.12	LEGAL INSTRUCTIONS	102
§ 7.13	CLOSING STATEMENTS	102

§ 7.14 PREJUDICIAL STATEMENTS 102

§ 7.15 VERDICT, CERTIFICATE OF ASCERTAINMENT,
AND SPECIAL INTERROGATORIES 103

Chapter 8 VALUATION CONCEPTS AND PRINCIPLES 107

§ 8.1 INTRODUCTION 107

§ 8.2 JUST COMPENSATION PRINCIPLES 108

§ 8.3 FORMULA FOR ASCERTAINING JUST
COMPENSATION 109

§ 8.4 REASONABLE MARKET VALUE 110

§ 8.5 PROJECT INFLUENCE RULE 111

§ 8.6 UNDIVIDED BASIS RULE 114

§ 8.7 DATE OF VALUE RULE 116

§ 8.8 PROSPECTIVE VALUES 117

§ 8.9 BUSINESS PROFITS RULE 118

Chapter 9 HIGHEST AND BEST USE 125

§ 9.1 CONDEMNATION INSTRUCTION AND
CASE LAW DEFINITION 125

§ 9.2 APPRAISAL INSTITUTE DEFINITION 127

§ 9.3 REASONABLE PROBABILITY STANDARD 127

§ 9.4 INCONSISTENT HIGHEST AND BEST USES 129

Table of Contents

§ 9.5	MULTIPLE HIGHEST AND BEST USES	130
§ 9.6	DEFINING THE LARGER PARCEL AND THE REMAINDER	131
<hr/>		
Chapter 10	VALUATION AND APPRAISAL APPROACHES	135
<hr/>		
§ 10.1	INTRODUCTION	135
§ 10.2	SALES COMPARISON APPROACH	135
	§ 10.2.1—Paired Sales	138
	§ 10.2.2—Closed Transactions	139
	§ 10.2.3—Sales Influenced by the Project	139
§ 10.3	INCOME APPROACH	139
§ 10.4	COST APPROACH	140
§ 10.5	LAND RESIDUAL APPROACH	141
§ 10.6	SUBDIVISION OR DEVELOPMENT APPROACH ...	142
§ 10.7	SPECIAL USE OR VALUE PROPERTIES	143
<hr/>		
Chapter 11	DAMAGE RULES AND METHODOLOGIES	147
<hr/>		
§ 11.1	INTRODUCTION	147
§ 11.2	DIMINUTION IN VALUE RULE	148
§ 11.3	GENERAL VERSUS SPECIAL DAMAGE RULE	148
§ 11.4	MARKETPLACE APPROACH	149
§ 11.5	DAMAGES FOR WORK DONE ON ADJOINING LANDS	151

§ 11.6	COST TO CURE, REPLACEMENT COSTS, OR RESTORATION DAMAGES	152
§ 11.7	MITIGATION OR WAIVER OF DAMAGES	152
§ 11.8	STATUTORY PROVISIONS ON DAMAGES	153
§ 11.9	ACCESS DAMAGE CLAIMS	153
<hr/>		
Chapter 12	SPECIFIC BENEFITS	159
<hr/>		
§ 12.1	INTRODUCTION	159
§ 12.2	GENERAL AND SPECIFIC BENEFITS	159
§ 12.3	SPECIFIC BENEFITS AND FUTURE ASSESSMENTS	161
§ 12.4	OFFSET RULES FOR SPECIFIC BENEFITS	162
<hr/>		
Chapter 13	ABANDONMENT OF CONDEMNATION ACTIONS	165
<hr/>		
§ 13.1	CONDEMNOR'S LEGAL RIGHT TO ABANDON	165
§ 13.2	LIMITATIONS ON THE RIGHT TO ABANDON	166
<hr/>		
Chapter 14	POST-TRIAL MATTERS	171
<hr/>		
§ 14.1	POST-TRIAL MOTIONS	171
§ 14.2	ENTRY OF JUDGMENT	172
§ 14.3	RULE AND ORDER	173
§ 14.4	PREJUDGMENT INTEREST	173

Table of Contents

§ 14.5	POST-JUDGMENT INTEREST	175
§ 14.6	APPORTIONMENT PROCEEDINGS	175
<hr/>		
Chapter 15	RECOVERY OF FEES AND COSTS	181
<hr/>		
§ 15.1	INTRODUCTION	181
§ 15.2	BILL OF COSTS	182
	§ 15.2.1—General Rules on Recoverability	182
	§ 15.2.2—Filing and Documentation	182
	§ 15.2.3—Recovery of Litigation Costs	183
	§ 15.2.4—Recovery of Expert Witness Fees	183
§ 15.3	STATUTORY RECOVERY OF ATTORNEY FEES	184
	§ 15.3.1—Dismissal of Condemnation Case	184
	§ 15.3.2—Award Above Pre-condemnation Offer	184
	§ 15.3.3—Inverse Condemnation Proceedings for Federal Aid Projects	187
<hr/>		
Chapter 16	APPEALING A CONDEMNATION CASE	191
<hr/>		
§ 16.1	INTRODUCTION	191
§ 16.2	LEGAL ISSUES AS TO RIGHT TO CONDEMN	191
§ 16.3	EXCESSIVE VALUATION AWARDS	192
§ 16.4	PRESERVATION OF ISSUES ON APPEAL	193
<hr/>		
Appendix A	FORMS	195
<hr/>		
	Form 1: Notice of Intent Letter	197
	Form 2: Petition in Condemnation	199
	Form 3: Notice of Condemnation	203

Colorado Eminent Domain Practice

Form 4: Answer to Petition in Condemnation 205
Form 5: Summons 209
Form 6: Motion for Service by Publication 211
Form 7: Order for Service by Publication 215
Form 8: Notice of Lis Pendens 217
Form 9: Stipulation for Immediate Possession 219
Form 10: Order Granting Immediate Possession 223
Form 11: Stipulated Consent to Entry of Rule and Order 225
Form 12: Rule and Order 229
Form 13: Sample Resolution Approving Acquisition or
Condemnation of Property 233

Appendix B EMINENT DOMAIN JURY INSTRUCTIONS 235

TABLE OF AUTHORITIES 251

SUBJECT INDEX 263
