

HB 2144 -- Eminent Domain

Sponsor: Donnelly

This bill changes the laws regarding acquisition of property by eminent domain. Condemning authorities are required, upon the condemnation of a property owner's land, to pay damages to the landowner equal to 50% of the fair market value of the property and to pay to the landowner the value of the landowner's direct loss of tangible personal property resulting from the relocation of the landowner's business and the actual and reasonable expenses to re-establish the landowner's business. The bill specifies that in any action to condemn real property, a condemnation petition will not be accepted for filing unless it provides documented evidence that the initial offer to purchase by the condemning authority was equal to or greater than the value reflected in an appraisal by a licensed or certified appraiser using appraisal practices consistent with the federal Uniform Standards of Professional Appraisal Practice.