

# Eminent Domain

Cozen O'Connor attorneys represent private land owners, governmental entities, and quasi-governmental entities in eminent domain and inverse condemnation proceedings. Because we represent both condemnors and condemnees, we have real and unique insight into the interests of all parties. Cozen O'Connor's team regularly handles valuation issues for developing and improved properties. We have experience with complex takings involving multiple landowners, major new urban and suburban growth, redevelopment projects, and road construction. Moreover, we are frequently able to negotiate amicable acquisitions, settle threatened and filed condemnations, and devise project alternatives that achieve original purposes with minimal impact on private property.

Our eminent domain practice blends the commercial litigation and real estate disciplines. Cozen O'Connor, a renowned business litigation firm, is ideally positioned to operate seamlessly in both spheres. Our eminent domain attorneys are seasoned litigators capable of engaging in high-stakes trials who are also steeped in the real estate business and have deep knowledge of real estate law, deal structure, and valuation. We use our understanding of the current marketplace and regulations to help clients stake out desirable and defensible positions with respect to contested properties.

In addition to devising appropriate legal strategies, we also create sophisticated public and government relations strategies. Our attorneys possess strong relationships with a network of key state and local decision makers, which enable us to access and engage in productive dialogue with officials when necessary. We also have decades of experience managing the community relations aspect of proposed or ongoing development. Known for our unfailing professionalism and candor, we can often guide stakeholders toward mutual agreement quickly and without litigation.

## SERVICE AREAS

- Negotiate acquisitions in lieu of condemnation
- Pursue claims for just compensation and relocation benefits
- Conduct valuation analyses
- Perform due diligence, land use review, and environmental review
- Devise government and public relations strategies
- Provide regulatory and tax counsel
- Litigate eminent domain and inverse condemnation disputes
- Engage in pre-taking strategy and planning



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## Related Practice Areas

- Brownfields Redevelopment
- Distressed Real Estate
- Leasing & Development
- Real Estate
- Real Estate Finance
- Real Estate Litigation
- Zoning, Land Use & Development

## Industry Sectors

- Real Estate & Construction