

## Index

### A

#### Access

- along frontage of property, 2-7 to 2-8
- assessment of difficulty of, 2-10 to 2-11
- business losses related to highway improvements, 1-16
- construction of fences and barricades as impairment of, 2-27, 2-28
- determination of substantial and material impairment, 2-10 to 2-11
- direct, 2-6 to 2-7
- entitlement of abutting owner, 2-6 to 2-9
- evolution of property rights conceptualization, 2-3 to 2-4
- expert testimony, 7-7
- highway regulation as exercise of police power, 1-13
- median impairment of, 2-27, 2-28
- to new highway, 2-16
- prohibition of vehicular traffic, 2-28 to 2-29
- questions of fact and questions of law in denial of, 2-5 to 2-6
- reasonable, 2-8, 2-18 to 2-19
- reasonable restrictions, 2-8 to 2-9
- regulation of, 2-5
- regulation of curb and driveway openings, 2-25 to 2-27
- rights of nonabutting property owners, 2-9 to 2-10
- substitute condemnation to provide, 5-11
- temporary obstruction, 1-9, 1-13
- valuation of contaminated property for right of, 6-33 to 6-34
- via service or frontage road, 2-16 to 2-21
- See also* Compensation for impairment of access

Administrative Procedures Act, Uniform Relocation Act claims review, 5-34

Advertising. *See* Billboards and outdoor advertising

#### Aircraft noise damage

- altitude considerations, 3-11 to 3-13
- case law, 3-8 to 3-10
- resumption or increases of, 3-13 to 3-14

Air space rights, 6-34 to 6-35

Alabama, A-10

Alaska, 5-15 to 5-16, A-8

Amortization laws, compensation for billboard removal, 5-44, 5-52 to 5-53

Arizona, 4-15, A-8 to A-9

Arkansas, A-9

Attorney fees, compensation for, 1-8

### B

Barricades and fences, 2-27 to 2-28

#### Billboards and outdoor advertising

- amortization in lieu of compensation, 5-44, 5-52 to 5-53
- compensable interests, 5-49 to 5-51
- federal reimbursement for removal/relocation, 5-43
- First Amendment issues, 5-45, 5-46 to 5-47
- Highway Beautification Act on, 5-42 to 5-43
- loss of visibility claims, 3-22 to 3-23

- offsite signs, restriction or prohibition of, 5-45 to 5-48
- on-site signs, restriction or prohibition of, 5-48 to 5-49
- as personal property on condemned land, 5-50, 6-35
- public use concepts in exercise of eminent domain, 1-22
- religious messages, 5-48
- removal as exercise of police power, 5-44
- signs predating regulation, 5-49
- total prohibition, 5-47
- Uniform Relocation Act coverage, 5-45
- valuation, 5-51 to 5-52, 6-35 to 6-39
- See also* Highway Beautification Act

Blight. *See* Condemnation blight

#### Business losses

- diversion of traffic as cause of, 2-11 to 2-14
- gross income multiplier valuation, 6-38, 6-39
- interruption of business, 6-11
- loss of visibility claims, 3-22 to 3-25
- lost profits and, 1-18
- property rights analysis in regulatory taking claims, 4-15
- property valuation consideration, 1-19 to 1-20, 7-29 to 7-31
- regulatory taking claims, 4-10
- related to condemnation, compensation for, 1-18 to 1-20
- related to highway improvements, compensation for, 1-16
- through denial or loss of direct access, 2-16 to 2-29
- valuation of outdoor advertising, 5-51 to 5-52
- valuation of special purpose properties, 6-10 to 6-11

## C

California, 1-33, 3-18 to 3-19, 3-20, 3-22 to 3-23, 4-3 to 4-4, 4-9 to 4-12, 4-19, 5-4 to 5-5, 6-9, 6-26 to 6-27, A-9

#### Causation principles

- doctrine of *damnum absque injuria* and, 1-15
- flooding damage claims, 3-20 to 3-21

Cemeteries, valuation of, 6-15

Charts and diagrams, as evidence, 7-19

Churches, valuation, 6-14 to 6-15

#### Code of Federal Regulations

- Title 23, Section 645, 5-39 to 5-41
- Title 23, Section 710, 6-19
- Title 23, Section 750, 5-44
- Title 23, Section 771-35, 6-16
- Title 49, Section 24, 5-30, 5-31, 5-32, 5-33

Colorado, 1-7 to 1-8, 3-24, 6-22, A-9

Common enemy doctrine, 3-17, 5-21 to 5-23

#### Common law

- eminent domain concepts, 1-3
- harm-preventing versus benefit-conferring regulations, 4-7

#### Compensation for exercise of eminent domain

- amortization in lieu of, 5-44, 5-52 to 5-53
- for business losses or lost profits, 1-18 to 1-20
- condemnation blight considerations, 5-12, 5-18 to 5-20
- consideration of losses to condemnation blight, 5-3
- constitutional requirements, 1-4 to 1-6
- diminution of value of nearby properties, 1-14, 1-16
- doctrine of *damnum absque injuria*, 1-14 to 1-16

- effects of posttaking zoning change, 6-28 to 6-29
- entitlement to reasonable access, 2-8
- evolution of access rights conceptualization, 2-3 to 2-4
- federal reimbursement for relocation payments made to utilities, 5-38 to 5-41
- for fixtures and personal property, 1-21
- historical and conceptual evolution, 1-4
- injury to property, 1-5
- interest payments, 1-8
- inverse condemnation action, 1-29
- to lessee, 1-20 to 1-21
- for litigation fees, 1-8
- loss of privacy claims, 1-16, 3-26
- loss of view claims, 3-25 to 3-26
- loss of visibility claims, 3-22 to 3-25
- natural law principles, 1-4, 1-6
- objective, 1-4 to 1-5
- for partial taking, 1-6 to 1-7, 1-30 to 1-31
- payment to utilities for relocation of facilities, 5-34 to 5-42
- for regulatory actions, 1-8 to 1-14
- relocation benefits, 1-32 to 1-33, 5-31 to 5-32
- for removal or relocation of outdoor advertising, 5-43 to 5-45, 5-49 to 5-53
- substitute condemnation, 5-10 to 5-12
- taking or damaging of utility's property interest, 5-35 to 5-38
- for temporary taking, 1-12

*See also* Condemnation blight as a compensable taking; Valuation

#### Compensation for impairment of access

- based on increased distance or circuitry of travel, 2-14, 2-15
- based on reduction in highest and best use of property, 2-15 to 2-16
- change of grade as basis for, 2-21 to 2-24
- closing of road or intersection as basis for, 2-25
- diversion of traffic as noncompensable, 2-11 to 2-14
- evolution of access rights conceptualization, 2-3 to 2-4
- owner's entitlement to reasonable access, 2-8, 2-12
- proof of substantial and material impairment, 2-10 to 2-11
- as property right, 2-4 to 2-5
- requirement for partial taking, 2-20 to 2-21
- rights of nonabutting property owners, 2-9 to 2-10
- substitute access via service or frontage road, 2-16 to 2-21

#### Comprehensive Environmental Response, Compensation, and Liability Act, 6-29 to 6-30, 6-33

#### Computer-generated images, 7-18 to 7-19

#### Condemnation

- inverse, 1-5, 1-11, 1-29 to 1-30
- nature of title taken in, 1-18
- noncompensable losses related to, 1-14 to 1-15
- precondemnation inspections as temporary invasion of property, 1-17, 4-5
- res judicata* doctrine, 4-24
- right to compensation, 1-4 to 1-5
- rule of reasonable necessity in, 1-18

*See also* Condemnation blight as a compensable taking; Excess condemnation; Taking of property

#### Condemnation blight as a compensable taking, 5-12

- in absence of direct invasion or restriction on use, 5-12 to 5-16
- in absence of manifestation of intent to take specific property, 5-16
- cause of action, 5-12
- conceptual basis, 5-3

- definition, 5-12
- effect on valuation of property in condemnation proceeding, 5-18 to 5-20
- indications of *de facto* taking, 5-17 to 5-18
- substantial decline in property value and, 5-16 to 5-17
- Connecticut, 1-23 to 1-24, 3-10, 6-7, A-3
- Consequential damages, 1-30 to 1-32
  - impairment of access as, 2-3
  - rezoning as regulatory taking, 4-11
  - vibration from construction, 1-31
- Constitutional law
  - on compensation for temporary taking, 1-12
  - concept of public use and public purpose in, 1-22, 1-23 to 1-24
  - on condemnation blight, 5-12
  - doctrine of *damnum absque injuria* in, 1-15
  - due process, 1-4
  - on inverse condemnation, 1-5
  - on police powers of states, 1-8
  - power of eminent domain in, 1-3
  - on regulatory takings, 4-3, 4-4, 4-6 to 4-7, 4-11 to 4-13, 4-18, 4-19
  - requirement of compensation, 1-4 to 1-6
  - See also* Takings Clause; *specific amendment*
- Contaminated property, valuation of, 6-29 to 6-34
- Critical areas law, 1-13
- Curbs, regulation of, 2-25 to 2-27

## D

- Damage to property
  - consequential damages, 1-30 to 1-32
  - as result of police power or regulatory action, 1-8 to 1-9, 1-11, 1-12
  - right to compensation for, 1-5
  - severance damages, 1-6 to 1-7, 1-15, 1-30
  - taking of property and, 1-5
  - valuation of partial taking, 1-6 to 1-7
  - See also* Noise damage
- Damnum absque injuria*
  - absence of causation as basis for, 1-15 to 1-16
  - definition, 1-14
  - highway improvements and, 1-16, 1-29
  - highway regulation as exercise of police power, 1-13
  - impaired access and, 2-3
  - as legal doctrine, 1-14
  - loss of business due to diversion of traffic, 2-11 to 2-12
  - restrictions on access as, 2-8 to 2-9
- Date of injury
  - erosion damage claims, 3-22
  - water damage claims, 3-19 to 3-20
- Delaware, 3-24 to 3-25, A-10 to A-11
- Delays caused by government as taking, 4-16 to 4-18
- Delegation of police power, 1-9
  - to railroads, 1-33
  - to utilities, 1-33
- Delegation of power of eminent domain
  - distribution of government authority for, 1-3, 1-4
  - historical development, 1-4

Depreciation, 7-35 to 7-36  
 Depreciation in valuation, 1-6  
 Discovery  
   of appraisals, 7-14 to 7-16  
   available methods, 7-11  
   disclosure of expert witnesses and opinions, 7-12 to 7-13  
   mandatory disclosures, 7-11 to 7-12  
   state rules, 7-13 to 7-14  
 Driveway openings, regulation of, 2-25 to 2-27  
 Due process, 1-4

## E

Easements  
   exaction of property rights, 4-18 to 4-19  
   taking or damaging of utility's property interest, 5-35 to 5-36  
   as takings, 1-10  
   valuation, 6-3 to 6-4, 6-35, 6-36  
 Economic development as public use, 1-22 to 1-24, 1-26 to 1-28  
 Ellwood equation, 7-32 to 7-33  
 Eminent domain  
   concept of public use and public purpose in, 1-21 to 1-29  
   conceptual basis, 1-3  
   constitutional basis, 1-3  
   definition, 1-3  
   distribution of power of, in government, 1-3, 1-4  
   for economic development, 1-22 to 1-24  
   historical evolution in U.S., 1-3 to 1-4  
   nature of title taken in exercise of, 1-18  
   participation of private parties in, 1-23, 1-25 to 1-26  
   police power versus, 1-8 to 1-14, 4-3  
   *res judicata* doctrine, 4-23  
   special issues, 5-3  
   taking of public property, 1-18  
   *See also* Compensation for exercise of eminent domain; Taking of property  
 Engineering testimony, 7-7  
 Environmental Protection Agency, 6-29 to 6-30  
 Erosion damages, 3-22  
 Evidence  
   charts and diagrams, 7-19  
   comparable sales, admissibility and application of, 7-20 to 7-26  
   computer-generated images, 7-18 to 7-19  
   cost-less-depreciation method of valuation, 7-33 to 7-36  
   development method of valuation, 7-36 to 7-38  
   exclusions of evidence, 7-10 to 7-11  
   income approach to valuation, 7-26 to 7-33  
   models, 7-19  
   photographs and visual aids, 7-17 to 7-19  
   to prove valuation, 6-4 to 6-5  
   valuation of contaminated property, 6-30 to 6-32  
   valuation of special use properties, 6-11 to 6-12  
   *See also* Expert testimony  
 Exactions of property rights, 1-10  
   as compensable regulatory takings, 4-18 to 4-20  
   definition, 4-18

- proportionality in, 4-19 to 4-20
- Excess condemnation
  - definition, 5-3
  - joint-acquisition agreements in, 5-3 to 5-4
  - permissible taking, 5-3
  - protective theory in support of, 5-5 to 5-6
  - public use and necessity requirements and, 5-8 to 5-10
  - Real Property Acquisition Policies Act and, 5-8
  - recoupment theory, 5-6 to 5-8
  - remnant theory in support of, 5-4 to 5-5
  - theoretical justifications, 5-4
- Expert testimony
  - appraiser selection, 7-6 to 7-7
  - based on hearsay, 7-5 to 7-6
  - comparable sales evidence, admissibility of, 7-20 to 7-21
  - on condemnation blight, 5-19
  - definition, 7-3
  - discovery rules, 7-12 to 7-13
  - engineering experts, 7-7
  - on highest and best use of property, 7-17
  - land-use and zoning experts, 7-7 to 7-10
  - owner's testimony, 7-10
  - presentation, 7-16 to 7-17
  - proof of causation in flooding claims, 3-21
  - to prove valuation, 6-4 to 6-5
  - qualification of expert, 7-3 to 7-4
  - retained but nontestifying, 7-13
  - Uniform Relocation Act requirements, 7-6
- F
  - Fair market value, 1-6, 6-4 to 6-5
    - methodologies for calculating, 6-5 to 6-7
  - Fear as element of damage claims, 3-26
  - Federal Freedom of Information Act, 7-16
  - Federal Rules of Civil Procedure, 7-11 to 7-16
  - Fifth Amendment
    - basis for inverse action, 1-5
    - eminent domain power, 1-3
    - historical evolution of eminent domain concepts, 1-4
    - inverse condemnation action under, 1-29
    - public nuisance exception to takings claim, 4-15 to 4-16
    - public use concepts in exercise eminent domain, 1-21, 1-24
    - regulatory action as compensable taking, 1-9 to 1-10, 4-5 to 4-6
    - requirement for compensation, 1-5, 1-15
    - See also* Takings Clause
  - First Amendment
    - protection of commercial speech, 5-46, 5-47
    - regulation of outdoor signs, 5-45, 5-46 to 5-47, 5-48 to 5-49
  - Flooding damages. *See* Water damages
  - Florida, 1-8, 2-12, 6-45, 7-7, A-3
  - Fourteenth Amendment
    - basis for inverse action, 1-5
    - historical evolution of eminent domain concepts, 1-4
    - state's rights limitations, 1-4

## G

Georgia, 2-22 to 2-23, 2-28 to 2-29, 4-4, 5-23, 7-30 to 7-31, A-9  
 Golf courses, valuation of, 6-17 to 6-18  
 Grade change  
   compensability, 2-21 to 2-24  
   flooding damage claims related to, 3-19  
 Gross income multiplier, 5-52, 6-38 to 6-39  
 Gross rent multiplier, 7-31 to 7-32

## H

Hawaii, 4-12, A-9  
 Hearsay evidence, 7-5 to 7-6  
 Highest and best use of property  
   consideration of possible zoning change, 7-8 to 7-10  
   expert testimony, 7-17  
   in fair market value determination, 1-6, 1-19 to 1-20, 6-4  
   impaired access as reduction in, 2-15 to 2-16  
   loss of visibility claims, 3-23  
 Highway Beautification Act  
   on amortization in lieu of compensation, 5-44  
   compensation requirements, 5-43 to 5-45  
   goals, 5-42 to 5-43  
   relocation assistance provisions, 5-44 to 5-45  
   scope, 5-42  
 Highway improvements  
   access during and after construction. *See* Access  
   business losses related to, 1-16  
   change of grade, 2-21 to 2-24  
   claims based on improper construction or maintenance, 3-16 to 3-17  
   claims based on negligent design, construction or maintenance, 3-15 to 3-16  
   closing of roads or intersections, 2-25  
   condemnation for protection and preservation of, 6  
   consequential damages from partial taking, 1-30 to 1-31  
   *damnum absque injuria* and, 1-16, 1-29  
   effects of projected improvements on valuation of surrounding properties, 6-24 to 6-28  
   erosion damage claims, 3-22  
   payment to utilities for relocation of facilities, 5-34 to 5-42  
   prohibition of vehicular traffic, 2-28 to 2-29  
   spatter damage claims, 3-26  
   taking for public use, 1-28  
 Highway regulation, as exercise of police power, 1-13 to 1-14

## I

Idaho, 1-21, 3-22, 4-4, 4-13 to 4-15, A-3  
 Illinois, 1-25 to 1-26, 2-17 to 2-18, 3-20, 4-3, 4-8, 5-23, 5-53, A-9  
 Indiana, 2-14, 2-22, 3-11 to 3-13, A-3  
 Interest payments in compensation, 1-8  
 Invasion of property  
   as temporary taking, 1-17, 4-5  
   trespassing in response to flooding emergency, 3-21  
 Inverse condemnation, 1-5, 1-11  
   alternative remedies, 4-25 to 4-26  
   constitutional law, 1-29

- definition, 1-29
- emergency action exception, 1-29
- for flooding damages, 3-14 to 3-21, 5-20 to 5-26
- injunctive relief, 4-26
- for pollution damages, 3-21
- res judicata* doctrine, 4-23 to 4-24
- ripeness of claim, 4-21 to 4-23
- special issues, 5-3
- standing to file claim, 4-23
- statute of limitations for claims of, 4-21
- See also* Condemnation blight as a compensable taking; Regulatory takings

Iowa, 1-31 to 1-32, 4-11, 4-12, A-3

## J

### Judicial procedure

- discovery, 7-11 to 7-16
- jury view of property, 7-19
- voir dire*, 7-16
- See also* Evidence; Expert testimony

Jury selection, 7-16

### Just compensation

- constitutional requirements, 1-5 to 1-6
- definition and goals, 6-3
- market value as, 6-4 to 6-5
- valuation and, 1-6 to 1-8, 6-3 to 6-4

## K

Kansas, 2-25, 7-30, A-3

Kentucky, A-11

## L

Land-use experts, 7-7 to 7-10

### Leasehold rights

- to compensation for condemnation, 1-20 to 1-21
- compensation for removal of outdoor advertising, 5-43, 5-49 to 5-51, 6-35 to 6-36
- in flooding damage claims, 3-19
- payment to utilities for relocation of facilities, 5-40

Louisiana, 1-8, 3-16, 3-21, A-9

## M

Maine, A-4

Maps of reservation, 4-7 to 4-8

Maryland, A-4 to A-5

Massachusetts, 2-21, A-11

Medians, as impairment of access, 2-27 to 2-28

Michigan, 2-21, 3-5 to 3-6, 5-5, 6-28 to 6-29, A-5

### Mining rights

- oil and gas exploration as public use, 1-28
- under private property, 1-12 to 1-13
- valuation of minerals, 6-39 to 6-45

Minnesota, 2-11, 2-22, 4-3, 4-7, A-9

Mississippi, 2-20, 5-46, A-9

Missouri, 3-19, 5-24, 7-9, A-9

Model Eminent Domain Code, 1-5, 7-27

Models, as evidence, 7-19  
 Montana, 1-8, 1-28, 3-7, 4-7, A-9

## N

Natural law right to compensation, 1-4, 1-6  
 Nebraska, A-9 to A-10  
 Nevada, A-6 to A-7  
 New Hampshire, A-11  
 New Jersey, 3-4, 5-6, A-7  
 New Mexico, 4-24 to 4-25, A-10  
 New York, 2-21, 4-8, 4-20, A-7  
 Noise damage
 

- in absence of partial taking, 3-6 to 3-8
- in absence of physical taking, 3-3
- compensation in partial taking, 3-3 to 3-6
- evolution of jurisprudence, 3-3
- temporary, 3-8

*See also* Aircraft noise damage  
 North Carolina, 3-20 to 3-21, 7-30, A-7 to A-8  
 North Dakota, 4-17, A-10

## O

Obsolescence, 7-35, 7-36  
 Ohio, 1-24, 1-26 to 1-28, 2-22, 2-24, 5-4, A-8  
 Oklahoma, 1-28, 1-32 to 1-33, 3-19, A-10  
 Oregon, 2-23 to 2-24, 5-38, A-8  
 Outdoor advertising. *See* Billboards and outdoor advertising

## P

Parks, valuation of, 6-15 to 6-17  
 Partial taking
 

- compensation determination, 1-7 to 1-8
- consequential damages arising from, 1-30 to 1-32
- increased value from governmental improvement, 1-7
- noise damage compensation in, 3-3 to 3-6
- noise damage compensation in absence of, 3-6 to 3-8
- special and general benefits, 1-7, 6-19 to 6-22
- of special use properties, 6-12 to 6-14
- valuation, 1-6 to 1-7, 6-12

*See also* Severance damages  
 Pedestrian traffic, restriction of access to, 2-28 to 2-29  
*Penn Central* factors, 4-9 to 4-10, 4-12  
 Pennsylvania, 1-28, 2-12, 2-23, 5-16, 5-22, A-11  
*Per se* takings, 1-10, 1-31
 

- categorical regulatory takings, 4-4 to 4-7

 Photographic evidence, 7-17 to 7-19  
 Police powers
 

- constitutional authority, 1-8
- damage to property in exercise of, 1-11
- delegation, 1-9
- emergency exception to inverse condemnation action, 1-29
- eminent domain and, 1-8, 4-3
- highway regulation as exercise of, 1-13 to 1-14
- individual rights and, 1-9

- noncompensable uses, 1-11 to 1-12
- physical taking versus, 1-9
- prohibition as exercise of, 1-11
- purpose, 1-8, 4-3
- restrictions on access as exercise of, 2-8 to 2-9
- scope and definition, 1-11, 4-3
- state interpretations, 4-3
- taking of outdoor signage, 5-44
- See also* Regulatory action

Pollution damages, 3-21

Privacy, compensation for loss of, 1-16, 3-26

Private entities

- beneficiaries of excess condemnation, 5-8 to 5-10
- beneficiaries of exercise of eminent domain, 1-23, 1-25 to 1-26
- delegation of eminent domain to, 1-4, 1-33
- substitute condemnations to compensate, 5-11

Prohibition as exercise of police power, 1-11

Property rights

- access as compensable, 2-4 to 2-5
- business losses or lost profits as, 1-18 to 1-20
- conceptual evolution of access as, 2-3 to 2-4
- definition and scope, 1-17, 4-4
- exaction of, as regulatory taking, 4-18 to 4-20
- historical evolution in U.S., 1-3 to 1-4
- invasion of property as temporary taking, 1-17
- in regulatory taking, 4-15
- relocation or removal of outdoor advertising, compensable interests in, 5-49 to 5-51
- Uniform Relocation Act provisions, 5-28
- See also* Eminent domain

Protective theory of excess condemnation, 5-5 to 5-6

Proximity damages, 6-13

Public nuisance exception to regulatory taking, 4-15 to 4-16

Public use

- constitutional conceptualization, 1-23
- economic development as, 1-22 to 1-24, 1-26 to 1-28
- effects of projected public improvement on valuation of surrounding properties, 6-24 to 6-28
- exaction of property rights for, as regulatory taking, 4-18 to 4-20
- excess condemnation and, 5-8 to 5-10
- in exercise of police powers, 4-3
- functional replacement of taken public properties, 6-19
- judicial standard of review in eminent domain, 1-27
- legal conceptualization, 1-21 to 1-22
- legislative authority for condemnations, 5-9 to 5-10
- permissible excess condemnation, 5-3
- private party beneficiaries of eminent domain, 1-23 to 1-24
- protection and preservation of public improvements, 5-5- to 5-6
- as public purpose or public benefit, 1-22 to 1-23
- states' eminent domain laws, 1-24 to 1-29
- substitute condemnation issues, 5-10 to 5-11
- taking of public park, compensation for, 6-15 to 6-17
- taking of public school, compensation for, 6-18 to 6-19

R

Railroads, 1-33

Real Property Acquisition Policies Act and, 5-8

Reasonable necessity, 1-18

Recoupment theory of excess condemnation, 5-6 to 5-8

Regulatory taking, 1-8 to 1-9, 1-10

- categorical, 4-4 to 4-7
- compensation for, 1-12 to 1-13
- consequential damages from rezoning as, 4-11
- as continuous and permanent, 4-4
- as deprivation of all economically beneficial use, 4-5 to 4-7, 4-10
- as diminution of value, 4-10
- evolution of constitutional law, 4-4
- exactions of property rights as, 4-18 to 4-20
- government moratorium or delay as, 4-16 to 4-18
- harm-preventing versus benefit-conferring, 4-6 to 4-7
- injunctive relief, 4-26
- litigation delay as, 4-16
- maps of reservation as, 4-7 to 4-8
- noncategorical, 4-8 to 4-11
- numerator-denominator approach to assessing, 4-14 to 4-15
- by physical invasion, 4-5
- physical taking versus, 1-9 to 1-10
- property rights analysis, 4-15
- public nuisance exception to claims for, 4-15 to 4-16
- recent decisions, 4-3 to 4-4
- res judicata* doctrine, 4-23 to 4-24
- restriction of access, 2-5
- ripeness of claim, 4-21 to 4-23
- sovereign immunity to claims, 4-24 to 4-25
- standing to file claim, 4-23
- statute of limitation considerations, 4-21
- as substantial advancement of state interest, 4-11 to 4-13, 4-19
- whole parcel approach to assessing, 4-13 to 4-14
- See also* Highway regulation; Police powers

Religious freedom, regulation of outdoor signs and, 5-48

Relocation assistance, 1-32 to 1-33, 5-3

- definition of displaced person, 5-28, 5-29
- for outdoor advertising, 5-44 to 5-45, 6-35
- payment to utilities for relocation of facilities, 5-34 to 5-38
- Uniform Relocation Act provisions, 5-27 to 5-28
- See also* Uniform Relocation Assistance and Real Property Acquisition Act

Remnant theory of appropriation, 5-4 to 5-5

Rent control, 4-4

Replacement value, 1-6

Reservation, maps of, 4-7 to 4-8

*Res judicata*

- in condemnation actions, 4-23 to 4-24
- definition, 4-23
- in inverse condemnation actions, 4-23 to 4-24

Rhode Island, 5-22, A-8

Ripeness doctrine

- defense against inverse condemnation claim, 4-21 to 4-23
- water damage claims, 3-20, 4-21

## S

- Scenic and aesthetic easements, 1-22
- Schools, valuation of, 6-18 to 6-19
- Security, claims for loss of, 3-26
- Service road access, 2-16 to 2-21
- Severance damages, 1-6 to 1-7, 1-15
  - consideration of special benefits, 6-22 to 6-23
  - definition, 1-30
  - noise damages, 3-3 to 3-6
  - remnant theory of appropriations and, 5-5
  - See also* Partial taking
- Sludge, 4-4
- South Carolina, 1-13, 2-9 to 2-10, 2-19, 2-20, 4-6 to 4-7, 4-18, A-8
- South Dakota, 1-5, 2-25, A-10
- Sovereignty
  - eminent domain and, 1-3
  - sovereign immunity in regulatory takings, 4-24 to 4-25
- Spatter damage, 3-26
- Special benefits, 1-7
  - distinguishing features, 6-19 to 6-22
  - methods of valuation, 6-23 to 6-24
  - rules for valuation, 6-22 to 6-23
- Special injury
  - access rights of nonabutting property owners, 2-9 to 2-10
  - doctrine of *damnum absque injuria*, 1-16
  - noise damage evaluation, 3-4 to 3-6
  - in partial taking, 1-31, 3-4 to 3-6
- Special purpose buildings, 6-8
- Special purpose properties, valuation of, 1-6, 7-26 to 7-27, 7-30 to 7-31
  - absence of market data for, 6-10 to 6-11
  - definition of special use, 6-7 to 6-10
  - measure of compensation, 6-14 to 6-19
  - partial taking, 6-12 to 6-14
  - rules of evidence, 6-11 to 6-12
- Standing, defense against inverse condemnation claim, 4-23
- State and local government
  - applicability of Takings Clause, 1-4
  - authority to delegate power of eminent domain, 1-3
  - change of grade as compensable impairment of access, 2-21 to 2-24
  - compensable business losses or lost profits in condemnations, 1-19 to 1-20
  - compensation calculations, 1-7 to 1-8
  - concept of public use and public purpose in eminent domain, 1-22, 1-24 to 1-29
  - constitutional requirements for compensation, 1-5
  - federal reimbursement for relocation payments made to utilities, 5-38 to 5-41
  - federal reimbursement for removal/relocation of outdoor advertising, 5-43
  - Highway Beautification Act requirements, 5-42, 5-43
  - historical evolution of eminent domain powers, 1-3 to 1-4
  - interpretation of police powers, 4-3
  - police powers, 1-8
  - state discovery rules, 7-13 to 7-14
  - statutes of limitation for inverse condemnation claims, 4-21
  - taking and damage provisions in state constitutions, A-3 to A-11
  - taking and damage remedies, 1-5
  - See also specific state*

Statute of limitations, inverse condemnation defense, 4-21  
 Substitute condemnation, 5-10 to 5-12  
   taking of public park, 6-15 to 6-16  
 Surface easement, 6-44 to 6-45

## T

### Taking of property

absence of causation in, 1-15 to 1-16  
 for benefit of private party, 1-23, 1-25 to 1-26  
 concept of public use and public purpose in, 1-21 to 1-29  
 damaging of property and, 1-5  
 historical and conceptual evolution, 1-4  
 impairment of access as, 2-3  
 physical, regulatory taking versus, 1-9  
 regulatory action as, 1-8 to 1-9  
 regulatory action versus, 1-9 to 1-10  
 resale to recoup expenses, 5-6 to 5-8  
 rezoning as, 1-29 to 1-30  
 right to compensation, 1-4 to 1-5  
 state constitutional provisions, A-3 to A-11  
 taking of public property, 1-18  
 temporary, 1-11 to 1-12  
 types of, 1-9, 1-10, 1-11, 4-4 to 4-5  
 types of claims against, 4-25 to 4-26  
*See also* Compensation for exercise of eminent domain; Condemnation; Partial taking; Regulatory takings;  
   Takings Clause

### Takings Clause

application to states, 1-4  
 concept of property rights in, 4-15  
 sovereign immunity and, 4-25  
 state constitutional taking and damage provisions and, 1-5  
*See also* Taking of property

### Temporary taking, 1-11 to 1-12

definition of regulatory taking, 4-4  
 delays caused by government as, 4-16 to 4-18  
 invasion of property, 1-17, 4-5  
 noise increase, 3-8  
 trespassing in response to flooding emergency, 3-21

### Tennessee, 2-22, A-11

### Tenth Amendment, 1-8

Texas, 1-9, 2-12, 2-23, 3-6 to 3-7, 3-13 to 3-14, 5-14, 5-45 to 5-46, 5-49, 6-22, A-11

### Timber, 6-46

Tort action, inverse condemnation claim versus, 4-25 to 4-26

Trees and shrubs, valuation considerations, 6-18, 6-45 to 6-46

### Trial strategy and techniques

unique aspects of eminent domain cases, 7-3  
*See also* Discovery; Expert testimony

## U

Uniform Eminent Domain Code, 6-45

Uniform Relocation Assistance and Real Property Acquisition Act, 1-32, 5-3

acquisition policy, 5-32 to 5-33

appeals and judicial review, 5-33 to 5-34

application to outdoor advertising, 5-45

- definition of displaced person, 5-28, 5-29
- effects of projected improvements on valuation of surrounding properties, 6-28
- eligibility provisions, 5-29 to 5-30
- expert testimony rules, 7-6
- goals, 5-27
- last resort housing, 5-32
- major provisions, 5-28
- private right of action under, 5-34
- relocation benefits, 5-31 to 5-32
- relocation payments to utilities under, 5-41 to 5-42
- U.S. Code 5, Section 552, 7-16
- U.S. Code 23
  - Section 106, 5-41
  - Section 109, 5-8
  - Section 123, 5-38 to 5-39, 5-40
  - Section 131, 5-42, 5-44, 5-53
- U.S. Code 42
  - Section 1983, 3-20
  - Section 4601, 5-34
  - Section 4602, 5-34
  - Section 4622, 5-28, 5-29, 5-31, 5-41 to 5-42
  - Section 4623, 5-29, 5-30, 5-31
  - Section 4625, 5-29
  - Section 4630, 5-32
  - Section 4651, 5-33, 5-34, 6-28
  - Section 4655, 5-32, 6-28
- U.S. Code 49, Section 303, 6-16
- Utah, 2-19, A-10
- Utilities
  - eminent domain powers, 1-33
  - federal reimbursement for relocation payments made to, 5-38 to 5-41
  - payment for relocation of facilities, 5-34 to 5-38
  - substitute condemnations, 5-11
  - taking or damaging of property interest of, 5-35 to 5-38

## V

### Valuation

- air space rights, 6-34 to 6-35
- building-to-land ratio, 7-29
- comparable sales approach, 6-5 to 6-6, 6-24, 6-32 to 6-33, 6-36, 6-43, 7-21 to 7-26
- comparable sales evidence, admissibility of, 7-20 to 7-21
- consideration of business income and profits, 1-19 to 1-20, 7-29 to 7-31
- consideration of effects of projected public improvement, 6-24 to 6-28
- consideration of possible zoning change, 6-28 to 6-29, 7-8 to 7-10
- consideration of special benefits, 6-19 to 6-24
- of contaminated property, 6-29 to 6-34
- cost approach, 6-7, 6-24, 6-37
- cost-less-depreciation method, 7-33 to 7-36
- depreciation calculations, 7-35 to 7-36
- development method, 7-36 to 7-38
- discounted cash flow analysis, 7-28 to 7-29
- discovery of appraisals, 7-14 to 7-16
- engineering testimony, 7-7
- evidentiary requirements, 6-4 to 6-5

expert testimony for, 6-4 to 6-5, 7-3 to 7-10  
 fair market value as basis for, 1-6, 6-4 to 6-5  
 fixtures and personal property, 1-21  
 goals of just compensation, 1-5, 6-3  
 gross income multiplier, 5-52, 6-38 to 6-39  
 gross rent multiplier, 7-31 to 7-32  
 highest and best use considerations, 1-6, 1-19 to 1-20, 6-4  
 income approach, 6-6 to 6-7, 6-24, 6-33, 6-36 to 6-37, 6-44, 7-26 to 7-33  
 just compensation and, 1-6 to 1-8, 6-3 to 6-4  
 market value determination, 6-5 to 6-7  
 methods, 1-6  
 of minerals, 6-39 to 6-45  
 noise damage considerations, 3-3 to 3-4  
 of outdoor advertising, 5-44, 5-51 to 5-52, 6-35 to 6-39  
 in partial taking, 1-7 to 1-8, 6-12  
 rental income considerations, 7-27 to 7-28, 7-31 to 7-32  
 replacement cost, 7-34 to 7-35  
 reproduction cost, 7-34 to 7-35  
 residual method, 7-33  
 size of property, 7-21 to 7-22  
 special use considerations, 1-6, 7-26 to 7-27  
 surface easements, 6-44 to 6-45  
 yield capitalization method, 7-32 to 7-33

*See also* Condemnation blight as a compensable taking; Special purpose properties, valuation of  
 Vermont, 2-13, 7-31, A-11  
 Videographic evidence, 7-18  
 View, compensation for loss of, 3-25 to 3-26  
 Virginia, A-10  
 Visibility, compensation for interference with, 3-22 to 3-25  
*Voir dire*, 7-16

## W

Washington, 1-19, 3-10, 3-17 to 3-18, 5-9, 5-20, 5-22 to 5-23, 7-7, A-10  
 Water damages
 

- civil law rule, 5-23 to 5-24
- claims based on improper construction or maintenance, 3-16 to 3-17
- claims based on negligent design, construction, or maintenance, 3-15 to 3-16
- common enemy rule, 5-22 to 5-23
- date of accrual of cause of action, 3-19 to 3-20, 4-21
- definition of surface water, 5-20
- due to improper design or engineering, 5-26 to 5-27
- intermittent flooding, 3-14
- inverse condemnation claims for flooding, 3-14 to 3-15
- liability for surface water, 3-17 to 3-19, 5-20 to 5-27
- proof of causation, 3-20 to 3-21
- reasonable use rule, 5-24 to 5-26
- ripeness doctrine, 3-20
- rules applicable to surface water, 5-21
- trespassing in response to flooding emergency, 3-21

 Water extraction regulation, 4-3 to 4-4, 4-10 to 4-11, 4-14  
 West Virginia, 5-24 to 5-25, A-10  
 Wetlands, 4-3  
 Wisconsin, 2-19, 3-7, 3-16, 4-4 to 4-5, 4-8, 4-20, A-8  
 Wyoming, A-10

Z

Zoning

consequential damages, 4-11

damage resulting from activities made possible by rezoning as taking, 1-29 to 1-30

expert testimony, 7-7 to 7-10

posttaking change, compensation and, 6-28 to 6-29

regulatory taking claims, 4-11 to 4-12