

## Our Team

Our Eminent Domain team has grown to become one of the largest group of attorneys in the Commonwealth dedicated to helping you throughout the eminent domain process.



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## KAUFMAN & CANOLES

attorneys at law

## The Firm

Tracing its origins to 1919, Kaufman & Canoles has developed its law practice over the years to become the largest law firm headquartered in Southeastern Virginia. With offices in Norfolk, Newport News, Hampton, Williamsburg, Virginia Beach, Chesapeake, McLean and Richmond, the firm serves international, national and regional clients needing assistance in a broad range of legal specialties. Areas of concentration include eminent domain, litigation, mediation and arbitration, land use and real estate law, tax, trust and estate planning, environmental law, regulatory compliance, business law, leasing, and financing.

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## Eminent Domain

Kaufman & Canoles' Eminent Domain Practice Group is dedicated to the representation of property owners impacted by condemnation matters across Virginia. We combine our thorough knowledge of eminent domain with decades of cumulative land planning, negotiation and litigation experience.

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## Eminent Domain

Eminent domain allows a government or authorized agency to take private property for public uses such as road construction, utilities, railways, and government buildings. A taking can cause dramatic and negative impacts to property owners, business owners and tenants.

Eminent domain is a specialized and complex area of the law, and you should understand all rights and remedies available to you. Hiring an experienced eminent domain attorney can ensure your rights and remedies are protected.

Kaufman & Canoles' Eminent Domain team brings decades of combined experience in dealing with these impacts. We also bring the necessary knowledge to navigate the process, moderate the impacts on your business and/or property, and maximize your compensation.



We understand you may have questions and at Kaufman & Canoles, we have answers.

- Can I stop the government from taking my property?
- How much of my property will be taken?
- How much will I be paid for the property taken?
- How does the government decide how much a taking is worth?
- What if I don't accept the offer?
- What if the taking impacts my remaining property? Am I entitled to damages and, if so, how are damages calculated?
- What if the taking impacts my business or my tenants? Am I entitled to loss of profits?
- How will the taking impact my mortgage and taxes?
- Should I continue to maintain or develop my property?
- How will I be compensated for relocation costs if all of my property is taken?
- Am I entitled to reimbursement for expert fees?

Contact us to learn the answers and how to protect your rights.

## What We Do

Kaufman & Canoles is unique in providing comprehensive representation to our clients impacted by eminent domain. We handle all aspects of a condemnation matter, from pre-condemnation planning with our team of real estate and land use attorneys, negotiation and litigation if needed with our litigation team, and tax and estate planning for any settlement received.

**We represent you during all 3 phases of the eminent domain process, including:**

### Planning

In the initial phase, the government plans and designs the projects, typically over several years. Decisions you make and actions you take during this time may have a significant impact on the compensation you receive from the government, and we can assist you with those decisions and actions.

### Acquisition

After the government decides to take your property, it notifies you and makes you an offer. We help in determining whether the offer is reasonable and the amount you should be paid, including whether you are entitled to damages, lost profits, and expert fees. We will hire experts including appraisers, land planners and engineers, as needed, to assist in maximizing your recovery.

### Litigation

If settlement is not reached, the government will file a lawsuit against you to take your property. The government must prove that it has met all legal requirements before being granted the right to take your property. You have the right to challenge the government's taking of your property. If the government is allowed to take your property, a jury or commissioners will determine the final compensation that the government must pay.