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**EMINENT DOMAIN PROCEDURE**

**CONDEMNATION BY A PUBLIC CONDEMNOR**

1. Pre-suit negotiations with Land Acquisition Agents (Right of Way Agents coming August 2025 to your door)
2. Memorandum of Action and condemnation lawsuit filed, money deposited. Title and possession of the property taken vests in DOT immediately upon the filing of the lawsuit. This is known as “quick take” authority.
3. Defendant’s right to withdraw deposit.
4. Deadline to respond to complaint
  - a. Chapter 136 (1 year)
  - b. Chapter 40A (120 days)
5. Condemnor produces taking plat
6. Litigations: discovery, mediation, issues hearing, jury trial