

TALKING POINTS ON HOUSE BILL 240

1. MOVES "FINAL WRITTEN OFFER" AHEAD OF EMINENT DOMAIN PROCESS AND ESTABLISHES BASELINE BY WHICH COMMISSIONERS OR COURTS SHALL DETERMINE WHETHER ENTITY OR PROPERTY OWNER PAYS ATTORNEY COSTS – ENCOURAGES ENTITIES TO MAKE CONVINCING "FINAL WRITTEN OFFER"
2. DEFINES THE DUE PROCESS AHEAD OF CONDEMNATION INCLUDING INITIAL OFFER, CLAIM FOR APPROPRIATE MEASURES, NEGOTIATION, POSSIBLE MEDIATION, AND FINAL WRITTEN OFFER
3. BRINGS BETTER DEFINED TIMELINE INTO PROCESS
4. BRINGS CURRENT STATUTE USED ON PROJECTS WITH FEDERAL DOLLARS INTO PROCESS – THIS AGAIN BETTER DEFINES THE PROCESS AND BRINGS APPRAISALS INTO THE PROCESS
5. DEFINES REASONABLE EFFORT TO ACQUIRE REAL PROPERTY
6. NEW SECTION SIX ENCOURAGES ENTITIES TO OFFER JUST COMPENSATION TO PROPERTY OWNERS & ACQUIRE PROPERTY BY VOLUNTARY AGREEMENTS WITH LANDOWNERS IN ORDER FOR THE ENTITY TO RECEIVE EVEN LOWER PROPERTY TAX RATES THAN CURRENTLY OFFERED BY LAW