

Practices

# Eminent Domain and Property Rights

Today's bipartisan movement to improve infrastructure throughout the United States can jeopardize the constitutional rights of property owners. When a governmental entity proposes the taking of private property for public use, effective pre-condemnation planning can help property owners protect their rights and avoid costly pitfalls.

Akerman's Eminent Domain Practice represents private property owners, tenants, and business owners throughout the United States in condemnation, inverse condemnation, and other property rights matters of all sizes. From Fortune 500 companies, retailers, and real estate developers to private property owners, we work closely with clients, developing the right strategy to achieve their goals—whether defending against a proposed taking or securing a modification that lessens or eliminates the impact.

We have an extensive track record of securing negotiated, amicable, and creative solutions—obtaining settlements that reduce the cost, time, and stress associated with drawn out litigation and provide our clients with added benefits such as additional land, zoning concessions, parking, design modification of project to aid private property, and other enhancements. If a taking does occur, we fight vigorously to secure maximum compensation for the taking while lobbying to mitigate the impacts either through reducing the size of the taking or revising the design of the project.

---

## Connect With Us



**Eric D.  
Rapkin**

Chair, Real Estate  
Practice Group  
+1 954 759 8962



**Lawrence  
A. Eiben**

Co-Deputy Chair,  
Real Estate  
Practice Group  
+1 312 634 5740



**Allison  
Nelson**

Co-Deputy Chair,  
Real Estate  
Practice Group  
+1 303 260 7712

## Our Team

---

## Related Work

Construction  
Distressed Property  
Economic  
Development and  
Incentives  
Eminent Domain and  
Property Rights  
Environment and  
Natural Resources  
Land Use and  
Development  
Public-Private  
Partnerships  
Real Estate

Working in multidisciplinary teams, we call upon the right professionals to achieve the best outcome. From our own highly skilled real estate, land use, environmental, government affairs, tax, appellate, and litigation lawyers to leading outside experts such as engineers, architects, planners, accountants, and appraisers, we mobilize quickly to analyze the impact of the taking to secure full compensation for our clients.

Real Estate Acquisitions  
and Sales  
Real Estate Financing  
Real Estate Litigation

## What We Do

- Pre-condemnation planning
- Negotiate settlements for monetary damages and non-monetary concessions
- Defend takings through litigation
- Governmental lobbying to eliminate or reduce a taking