Cullen | Dykman

Eminent Domain

Our attorneys have extensive experience representing clients, including utilities, energy service providers and commercial and industrial property owners, in all aspects of eminent domain proceedings and related valuations. With experience in state and federal court, we guide our clients through every phase of the condemnation process. We prosecute eminent domain actions on behalf of parties seeking to acquire real property interests, and we assist condemnees in obtaining fair compensation for the taking of their property.

As an example, Cullen and Dykman represented a major interstate natural gas pipeline company in the acquisition of over 1000 rights-of-way, easements and fee interests required for the construction of a 375-mile delivery system from the New York/Canadian border to Long Island and has provided similar services in subsequent expansions of the pipeline system. The Firm supervised the client's appraisal activities, negotiated voluntary conveyances, and when appropriate, commenced formal condemnation proceedings to obtain the necessary land rights from private parties. The Firm has also provided similar real estate acquisition services to a client on two electric transmission projects in upstate New York and has recently assisted property owners who have had a portion of their land condemned by a municipal agency for the expansion of streets throughout New York City.

A Cross-Disciplinary Approach to Condemnation Matters

In order to efficiently serve our clients, we take a cross-disciplinary approach that involves combining the knowledge of our eminent domain attorneys with that of the attorneys in the firm's Property Valuation practice, which litigates complex valuation issues involving utility assets, generation and pipeline facilities, and other properties as well as our Real Estate attorneys. Our attorneys' collective experience in complex condemnation proceedings and valuation issues enables us to offer practical solutions to issues during the process of determining just compensation.