

Eminent Domain

At Roetzel, we actively guide clients through the complexities of eminent domain (also known as condemnation), where government agencies acquire private property for public use without the owner's consent. Our attorneys leverage their comprehensive understanding of eminent domain law to secure the best possible outcomes for our clients.

Our team has extensive experience representing property owners, commercial tenants, and appropriating authorities in eminent domain proceedings. With offices in Akron, Cincinnati, Cleveland, Columbus, and Toledo, we are uniquely positioned to address any eminent domain issue across Ohio, offering local expertise supported by a large firm's resources. We also handle regional and national cases for large retail businesses, coordinating with local counsel to streamline the process for clients frequently impacted by roadway projects.



What We Do

Property Valuation

- Assess commercial, investment, industrial, residential, and undeveloped properties
- Collaboration with appraisers, land planners, accountants, and engineers

For Property Owners and Business Owners

- Plan pre-litigation strategies and manage fund withdrawal
- Analyze property and business damage
- Consult expert witnesses
- Negotiate settlements and manage mediation, trial, and appellate processes

For Commercial Tenants

- Statutory and contractual rights representation in eminent domain actions

For Appropriating Authorities

- Represent public and private entities in property acquisition for public projects

Our Experience

- Representing a publicly traded petroleum company in eminent domain cases throughout Ohio regarding the taking of property on its convenience-store fuel centers
- Representing national retail pharmacy chain in numerous eminent domain cases throughout the United States
- Representing national automotive parts chain in numerous eminent domain cases throughout the United States
- Won a \$3.7 million settlement for the owner of a golf course in an eminent domain case arising from a highway construction project in Licking County, Ohio
- Won a \$970K jury verdict for a property owner in an eminent domain case involving a road grade separation project in Delaware County, Ohio
- Won a jury verdict in excess of \$1 million for property owner in an eminent domain grade separation case in Cuyahoga County, Ohio

- Successfully represented retail pharmacy, a commercial tenant, in an eminent domain case arising from a highway project in Clark County, Ohio
- Successfully represented publicly traded electric utility company in eminent domain actions involved in the construction of a large-scale electric transmission line in Geauga County, Ohio; the project required the acquisition of easements across 87 parcels of real estate
- Successfully served as Special Counsel to the Ohio Attorney General in eminent domain cases
- Successfully represented an electric utility company in eminent domain cases in Delaware, Madison, Clark, Erie and Union Counties related to the construction of major utility facilities
- Successfully represented a four-year state university and several two-year state community colleges in eminent domain and land acquisition proceedings