

# VIRGINIA ACTS OF ASSEMBLY -- 2017 SESSION

## CHAPTER 593

*An Act to amend and reenact §§ 25.1-313 and 25.1-318 of the Code of Virginia, relating to eminent domain; timing for initiation of "quick-take" condemnation procedure and petition for determination of just compensation.*

[S 927]

Approved March 16, 2017

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 25.1-313 and 25.1-318 of the Code of Virginia are amended and reenacted as follows:**

**§ 25.1-313. Institution of condemnation proceedings.**

The authorized condemnor shall institute condemnation proceedings with respect to property described in a certificate ~~any time after the recordation of the certificate, but within 60 180 days after the completion of the construction of the improvements upon the property described in of the recordation of the certificate~~; if (i) the authorized condemnor and the owner or owners of property taken or damaged by the authorized condemnor are unable to agree as to the compensation, if any, attributable to such taking or damage; or (ii) such agreement cannot be obtained because the owners or one or more of them are under a disability, are unknown, or cannot with reasonable diligence be found within ~~this~~ the Commonwealth. However, this section shall not require the institution of condemnation proceedings if they have been instituted prior to the recordation of such certificate.

**§ 25.1-318. Petition by owner for determination of just compensation.**

A. The owner of property that an authorized condemnor has entered and taken possession of, *or taken defeasible title of*, pursuant to the provisions of this chapter may petition the circuit court of the locality in which the greater portion of the property lies for the appointment of commissioners or the empanelment of a jury to determine just compensation for the property taken and damages done, if any, to such property, as provided in Chapter 2 (§ 25.1-200 et seq.) if (i) the owner and the authorized condemnor have not reached an agreement as to compensation and damages, if any, and (ii) the authorized condemnor:

1. Has not completed the construction of the contemplated improvements upon the property after a reasonable time for such construction has elapsed; or

2. Has not instituted condemnation proceedings within:

a. Sixty days after completion of the construction of the contemplated improvements upon the property; ~~or~~

b. ~~One year~~ *one hundred eighty days* after the authorized condemnor has entered upon and taken possession of the property, regardless of whether the construction of the contemplated improvements has been completed; *or*

c. *One hundred eighty days after the recordation of a certificate.*

B. A copy of such petition shall be served upon the authorized condemnor at least 10 days before it is filed in the court. The authorized condemnor shall file an answer thereto within five days after the filing of the petition. If the court finds that the conditions prerequisite for such appointment as provided in subsection A are satisfied, the court shall appoint commissioners or empanel a jury, as requested in the owner's petition, to ascertain the amount of compensation to be paid for the property taken and damages done, if any. The proceedings shall thereafter be governed by the procedure prescribed by Chapter 2 (§ 25.1-200 et seq.) insofar as the same may be applicable.