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Know Your Rights In a Land Taking By Brian Bolves, Attorney at Law MansonBolves

Florida law recognizes that the power to take land and easements from people is harsh and must be strictly controlled. With respect to the FP&L Sabal Trail Transmission pipeline it is likely that 100 feet of your property will be clear cut. When confronted with a taking of your property or easements across your property you have certain rights.

These include:

1. You have the right to receive full compensation.
2. The right to be notified of any attempt by the gas company to gain access to your property.
3. The right to know and understand the nature of the uses the gas company will make of your property. Such as, will the gas company have permanent access rights across my property, will above ground equipment be installed, will it be noisy or smell of gas?
4. The right to know the risk associated with large high pressure gas pipelines on your property.
5. You have the right to a fair offer in writing based upon an independent appraisal.
6. You have the right to hire your own appraisers, surveyors and engineers at the gas company's expense so you can fully consider the offer.
7. You have the right to be represented by an attorney and to have the cost of that attorney paid by the gas company.
8. You have the right to a jury trial on the issue of compensation for the taking of your property if you can't settle.

Of these rights, the right to be represented by an attorney is critical. An experienced attorney can help you understand and negotiate the terms of the proposed easements and recover full compensation. An eminent domain attorney will know which experts to hire to ensure that you are fully paid for the loss of your property rights.

Ask the attorney about their experience with high pressure natural gas pipelines and be sure you are not obligated to pay fees or costs.

For information email: bbolves@mansonbolves.com or call 813.514.4700