

Agenda

Eminent Domain Procedures to condemn Procedures for determining general damages Just compensation and the measure of damages Property Rights Protection Act Special damages for displacement	<i>W. Bresnahan, W. Bresnahan II</i>
Calculating Just Compensation – The Three Approaches to Value Sales comparison approach to value Income approach to value Cost approach to value	<i>D. Cestra</i>
Identifying, Classifying and Locating Easements What <i>is</i> and <i>is not</i> an easement Creating easements: written easements, easements by necessity, easements by implication, prescriptive easements Identifying critical distinctions between easements in gross, easements appurtenant and prescriptive easements Maintaining easements Limitations on easement rights Knowing when and how to terminate easements Obstructing use of easements and determining remedies for obstruction	<i>F. Kosir</i>
Understanding Utility Easements and Rights of Way Current laws and regulations on utility rights of way Types of utilities affected: electric, water, sanitary sewer, storm sewer, natural gas, telecommunications Basis for and definition of the easement Risks for junior owners in encroachments and interferences Maintenance Environmental issues Do any utilities have eminent domain rights?	<i>R. Bowman</i>

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the Live Seminar as a Self-Study Package!**

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**Pennsylvania Eminent Domain,
Rights-of-Way, and Easements**
Coraopolis, PA - Tuesday, May 7, 2019

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Learning Objectives

You'll be able to:

- Review** eminent domain law and condemnation procedures.
- Discuss** Pennsylvania's Property Rights Protection Act.
- Explore** the concept of just compensation in condemnation, and learn three methods of valuation.
- Study** current laws and regulations on rights-of-way for utilities such as electricity, water, telecommunications, and natural gas.
- Understand** how easements are created, maintained, and terminated.



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Coraopolis, PA - Tuesday, May 7, 2019



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| Review eminent domain law and procedures for condemnation | Understand how easements are created, maintained, and terminated |
| Discuss Pennsylvania's Property Rights Protection Act | Study current laws and regulations on utility rights-of-way |
| Calculate just compensation in condemnation cases | |

Continuing Education Credits

Attorneys 6.5-S Pennsylvania CLE Hours 6.5 Ohio CLE Hours	Land Surveyors & Engineers 6.5 PDHs
Pennsylvania Title Insurance Producers 6.5 General CE Hours	



Faculty

William P. Bresnahan is an attorney and the managing partner of Bresnahan, Nixon & Finnegan, P.C. He received his bachelor of arts degree from Wheeling Jesuit University and his juris doctor degree from the Duquesne University School of Law. Mr. Bresnahan is a member of the Allegheny County, Pennsylvania and American bar associations; the Academy of Trial lawyers of Allegheny County: the Institute of Property Taxation; the Best Lawyers in America; the American Association for Justice; and Pennsylvania Super Lawyers. Mr. Bresnahan is a lecturer and contributing writer for the Allegheny County Bar Association, the Pennsylvania Bar Institute and the Pennsylvania Bar Association.

William P. Bresnahan II is a partner with Ryan Law Group. He received his bachelor of arts degree from John Carroll University and his juris doctor degree from Thomas M. Cooley Law School. Mr. Bresnahan is a member of the Allegheny County, Pennsylvania and American bar associations and the Institute of Property Taxation. His practice is focused exclusively on eminent domain and real estate tax assessment litigation matters.

Dennis A. Cestra, Sr., is senior vice president of Howard Hanna Appraisal Services. He began his career in real estate sales and management in 1972 alongside the founder of Howard Hanna Real Estate Services, Howard W. Hanna, Jr., and Howard W. “Hoddy” Hanna, III. That same year, Mr. Cestra was joined at the firm by his wife, Annie Hanna Cestra. By 1975, he had earned his associate broker’s license and began appraising properties along with Mr. Hanna, Jr. During the 1980s, he assumed the management of the Appraisal Division and started to further grow the business. Mr. Cestra has earned numerous appraisal designations, including SRA, IFA and CRP. He is the past president of the Metropolitan Pittsburgh Chapter of the Appraisal Institute, the Pittsburgh Chapter of the National Association of Independent Fee Appraisers, and the Pennsylvania Council of Real Estate Appraisers. Mr. Cestra oversees a staff of state-certified appraisers completing commercial, residential and industrial assignments. He specializes in eminent domain and aviation-related appraisal services.

Seminar Information

Pittsburgh Airport Marriott
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\$289 for individual registration
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Frank Kosir Jr. is a Partner with Meyer, Unkovic & Scott LLP in Pittsburgh. Mr. Kosir is a member of the firm’s Real Estate and Lending, Litigation and Dispute Resolution, Construction Law, and Energy and Mineral Rights Groups. He has significant civil litigation and general practice experience in all areas of real property law, and he acquired extensive experience in all facets of real estate development, sales, construction, and leasing prior to entering the practice of law. Mr. Kosir has been recognized as a Pennsylvania Super Lawyers® Rising Star® in real property law on five separate occasions. He is a member of the Pennsylvania Bar Association, the Allegheny County Bar Association, and the Washington County Bar Association. Mr. Kosir formerly served as chair of the Allegheny County Bar Association’s Real Property Section, and currently serves on the Pennsylvania Bar Association’s Real Property, Probate and Trust Law Council. He resides in Peters Township, where he serves as an elected member of Township Council. Mr. Kosir received his B.A. degree from Washington & Jefferson College in 1998 and his J.D. degree from the Duquesne University School of Law in 2001.

Rebecca A. Bowman is a principal in the Law Office of Rebecca Bowman, a certified woman-owned business in McMurray, practicing in dispute resolution, estate planning, civil engineering, real estate, legal services, strategic development, and training. She is experienced in dispute resolution, estate planning and administration, engineering design and forensic analysis, construction/project management, real estate, small business start-up, employment law, and nonprofit support. She is a registered professional engineer and a certified arbitrator and mediator. Mrs. Bowman writes a column for the *PE Reporter*, “Risky Business,” and she lectures for the Community College of Allegheny County, Pennsylvania State University, the Washington County Bar Association, the Pennsylvania Society of Professional Engineers and others. She earned her B.S. degree in Civil Engineering from the University of North Dakota, her M.B.A. degree from Oklahoma University, and her J.D. degree from Duquesne University.

Additional Learning

Boundaries and Easements Webinar Series

Locating Land Boundaries on Paper (And on the Ground)
Wed, April 10, 2019, 11:00 AM - 12:30 PM CDT

Physical Evidence and Boundaries
Wed., April 10, 2019, 1:00 - 2:30 PM CDT

Easements: Understanding Possessive Rights in Lands of Others
Thurs., April 11, 2019, 11:00 AM - 12:30 PM CDT

Disputes: Boundaries, Shared Spaces, and Split Estates
Thurs., April 11, 2019, 1:00 - 2:30 PM CDT

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Registration

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