

1 STATE OF OKLAHOMA

2 1st Session of the 56th Legislature (2017)

3 COMMITTEE SUBSTITUTE

4 FOR ENGROSSED

5 SENATE BILL NO. 290

By: Newberry of the Senate

and

6 Watson of the House

7  
8  
9 COMMITTEE SUBSTITUTE

10 An Act relating to acquisition of property; amending  
11 66 O.S. 2011, Section 55, which relates to review of  
12 commissioners' report; modifying requirements related  
13 to offer to settle in certain proceedings; amending  
14 27 O.S. 2011, Section 11, which relates to  
15 reimbursement of expenses; modifying requirements for  
16 reimbursement of certain costs and fees; and  
17 providing an effective date.

18 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

19 SECTION 1. AMENDATORY 66 O.S. 2011, Section 55, is  
20 amended to read as follows:

21 Section 55. ~~(A)~~ A. The report of the commissioners may be  
22 reviewed by the district court, on written exceptions filed by  
23 either party, in the clerk's office within thirty (30) days after  
24 the filing of such report; and the court shall make such order  
therein as right and justice may require, either by confirmation,

1 rejection or by ordering a new appraisal on good cause shown; or  
2 either party may within sixty (60) days after the filing of such  
3 report file with the clerk a written demand for a trial by jury, in  
4 which case the amount of damages shall be assessed by a jury, and  
5 the trial shall be conducted and judgment entered in the same manner  
6 as civil actions in the district court. If the party demanding such  
7 trial does not recover a verdict more favorable to him than the  
8 assessment of the commissioners, all costs in the district court may  
9 be taxed against him. Not later than thirty (30) days after a  
10 party's written demand for jury trial, the condemnor may make a last  
11 offer to settle as provided in Section 1101.1 of Title 12 of the  
12 Oklahoma Statutes.

13 ~~(B)~~ B. Within ten (10) days after the report of commissioners  
14 is filed, the court clerk shall forward to the attorney of record  
15 for the condemnor, the attorney of record for each condemnee, and to  
16 all unrepresented condemnees, a copy of the commissioners' report  
17 and a notice stating the time limits for filing an exception or  
18 demand for jury trial as specified in ~~paragraph (A)~~ subsection A of  
19 this section. This notice shall be on a form prepared by the Court  
20 Administrator, which shall be approved by the Supreme Court, and  
21 shall be distributed to all clerks of the district court by ~~said~~ the  
22 Court Administrator. If a party has been served by publication, the  
23 clerk shall forward a copy of the report of commissioners and notice  
24 of time limits for filing an exception or demand for jury trial to

1 the last-known mailing address, if any, and shall cause a copy of  
2 the notice of time limits to be published in one (1) issue of a  
3 newspaper qualified to publish legal notices, as defined in Section  
4 106 of Title 25. After issuing the notices provided herein, the  
5 court clerk shall endorse on the notice form filed in the case, the  
6 date and that a copy of the report together with the notice was  
7 mailed to each party or his attorney of record, or the date the  
8 notice was published in compliance with the provisions hereof.

9 ~~(C)~~ C. The time limits for filing an exception and demand for  
10 jury trial, as prescribed in ~~paragraph (A)~~ subsection A of this  
11 section, shall be calculated from the date the report of the  
12 commissioners is filed in the case. On failure of the court clerk  
13 to give notice within the time prescribed in ~~paragraph (B)~~  
14 subsection B of this section, the court, on application of any  
15 party, may extend the time for filing an exception to the report or  
16 a demand for trial by jury for a period not to exceed twenty (20)  
17 days from the date the application is heard.

18 ~~(D)~~ D. Where the party instituting a condemnation proceeding  
19 abandons such proceeding, or where the final judgment is that the  
20 real property cannot be acquired by condemnation or if the award of  
21 the jury exceeds ~~the award of the court-appointed commissioners~~ by  
22 at least ten percent (10%) the greater of the award of the court-  
23 appointed commissioners or the condemnor's last offer pursuant to  
24 subsection A of this section, then the owner of any right, title or

1 interest in the property involved may be paid such sum as in the  
2 opinion of the court will reimburse such owner for his reasonable  
3 attorney, appraisal, engineering, and expert witness fees actually  
4 incurred because of the condemnation proceeding. The sum awarded  
5 shall be paid by the party instituting the condemnation proceeding.

6 SECTION 2. AMENDATORY 27 O.S. 2011, Section 11, is  
7 amended to read as follows:

8 Section 11. Where a condemnation proceeding is instituted by  
9 any person, agency or other entity to acquire real property for use  
10 as provided in Section 9 of this title and:

11 1. The final judgment is that the real property cannot be  
12 acquired by condemnation;

13 2. The proceeding is abandoned; or

14 3. If the award of the jury exceeds ~~the award of the court-~~  
15 ~~appointed commissioners~~ by at least ten percent (10%) the greater of  
16 the award of the court-appointed commissioners or the condemnor's  
17 last offer to settle as provided in Section 1101.1 of Title 12 of  
18 the Oklahoma Statutes, the owner of any right, title or interest in  
19 such real property may be paid such sum as in the opinion of the  
20 court will reimburse such owner for his reasonable attorney,  
21 appraisal and engineering fees, actually incurred because of the  
22 condemnation proceedings. Such determination by the court shall be  
23 appealable to the Supreme Court in the same manner as any other

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1 final order. The final award of such sums will be paid by the  
2 person, agency or other entity which sought to condemn the property.

3 SECTION 3. This act shall become effective November 1, 2017.

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