
EMINENT DOMAIN - PENNSYLVANIA

Pignetti v. Department of Transportation

Supreme Court of Pennsylvania - April 25, 2025 - A.3d - 2025 WL 1196555

Pennsylvania Department of Transportation (PennDOT) filed declaration of taking for two noncontiguous parcels of land for interstate improvement project.

Property owners filed petition seeking appointment of a board of viewers to determine just compensation for the taking. The Court of Common Pleas granted property owners' petition. PennDOT appealed. The Commonwealth Court reversed. Allowance of appeal was granted.

The Supreme Court held that property owner's two noncontiguous parcels were "used together for a unified purpose," as required for parcels to be valued as one.

Property owner's two noncontiguous parcels were "used together for a unified purpose," as required for parcels to be valued as one for purpose of Pennsylvania Department of Transportation's (PennDOT) condemnation of parcels for interstate improvement project; owner used the two parcels, which were separated by a few as ten feet in places, for the unitary purpose of storing vehicles and equipment used in his electrical business.

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