



Judge Nicole Taylor
Dallas County Civil Court at Law No. Five (5)
Special Commissioners List



Special Commissioners

County Court at Law No. 5 may determine all issues, including the authority to condemn property and the assessment of damages, if any suit in which this state, a political subdivision of this state, a person, an association of persons, or a corporation is a party **AND** that party involves a claim for property or for damages to a property occupied by the party under the party's eminent domain authority. ***Texas Property Code Section 21.003.*** Dallas County Courts at Law maintain concurrent jurisdiction with the District Courts.

In order for an entity with eminent domain authority to acquire real property for public use but is unable to agree with the owner of the property on the amount of damages, the entity may begin a condemnation proceeding by filling a petition in the proper court. The Judge of this court shall, no later than 30 calendar days after the petition is filed, appoint three (3) disinterested real property owners (and two (2) alternates, if requested) who reside in Dallas County as Special Commissioners to assess the damages of the owner of the property being condemned. The Special Commissioner swears to assess the damages fairly, impartially and according to the law.

Special Commissioners shall promptly schedule a hearing for the parties after the 20th day of their appointment. After notice of the hearing is served on the parties, the Special Commissioners may compel the attendance of witnesses for testimony before the panel, administer oaths and punish for contempt in the same manner as the Judge.

The Commissioners are tasked with reviewing the evidence submitted for their review and may visit the subject property to properly determine the fairness of the value offered to the property owner.

Selection and Service

The most important requirement to serve as a Special Commissioner is ownership of real property in Dallas County. The appointment allows you to participate in ensuring your fellow property owners are fairly compensated for the condemnation of their property.

Compensation

Special Commissioners are compensated for the reasonable and necessary time expended to participate in this important process.

If you meet the criteria, please submit your application to serve on a panel as a Special Commissioner. The application link and QR Code are: <https://form.jotform.com/judgenicoletaylor/Special-Commissioners-List>

