

# **Rough Proportionality: Where to Draw the Line?**

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## **Overview of Takings Claims**



**There are three basic categories of takings claims recognized by the U.S. Supreme Court:**

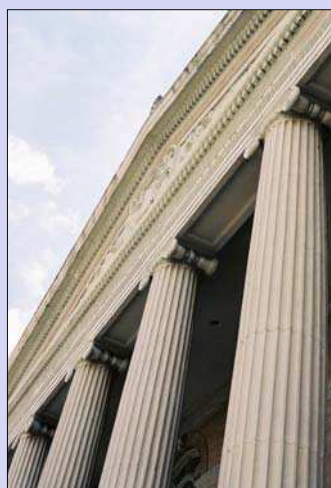
- 1. Physical occupations;**
- 2. Compelled dedications or exactions; and**
- 3. Regulatory takings.**

## Compelled Dedications - Exactions

- The second category of takings claims is found where an exaction, such as a required dedication of land, is made a condition of development approval.
- Non-categorical rules.
- Involves measurements of means and ends, *i.e.*, “essential nexus” and “rough proportionality.”

## *Nollan/Dolan* Exactions

- Two United States Supreme Court cases articulate the current tests for determining whether conditions constitute a taking under the Fifth Amendment.
- The first, *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), requires a court to evaluate the nexus between (1) what the municipality seeks to exact from the developer by way of imposing a condition that takes land and (2) the projected impact of the proposed development.



## ***Nollan/Dolan Exactions***

- The second case, *Dolan v. City of Tigard*, 512 U.S. 374 (1994), clarified *Nollan* by adopting the “rough proportionality” test as the means for determining the degree of nexus required between a real property exaction imposed by a municipality and the projected impact of a proposed development.

## ***Flower Mound v. Stafford***

- **First reported Texas appellate decision to apply *Nollan* and *Dolan*.**
- Supreme Court held that the Town’s plat approval condition (that Stafford reconstruct and improve an abutting substandard street from which the subdivision development would take access) was a taking under *Dolan*.



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