

The Measure, the Date, and the Device

Statutory form in the instruments verified (C4)

Recent Court Decisions • The Valuation Engineer

William Bert Craytor • Vol. 1, Issue 2 • Fall 2026

DOI: 10.67330/1s3v9n44

Notice to readers. These summaries are the Journal’s own descriptions of court decisions and legal instruments, written for valuation professionals. They are not legal advice. Where the understanding of a decision or a provision is critical to a matter, the reader should consult the official text and obtain advice from a lawyer qualified in the jurisdiction concerned. Many of the sources were written in languages other than English and were read in machine translation, which can be in error; each such item is marked, and its original-language source is linked so that it can be checked.

What this section is, and is not

This installment concerns compulsory acquisition — expropriation, the taking of private property by the state, which United States practice calls *eminent domain* (or condemnation) — and, within that subject, the form of the statutory texts that fix compensation for it. This installment replaces the comparative synthesis previously bound at position C4 (the department’s label for the synthesis slot, bound ahead of the first regional installment, C5). The replacement is narrower by design: it is an abstract analysis of the *form* of verified statutory rules, and of nothing else.

Every claim below is a claim about the *text* of an instrument — an instrument being a formal legal document with effect, a statute, decree, regulation, or treaty, not a financial instrument — as consulted on a stated date; the department’s verification passes over the sources cited here were completed on 31 August 2026 for the original corpus and on 2 September 2026 for the rows added in this revision — the eleven European Union jurisdictions of the EU-additions pass, and the nine further jurisdictions (Georgia, Armenia, Azerbaijan, Ecuador, Paraguay, Uruguay, Bolivia, Guyana, and Thailand) of the additions pass of the same date — and on 19 September 2026 for the French disregard row of Table C, on which date the other French rows and the German and Czech rows were also re-read on the official portals now cited; the standing of each source is recorded row by row in the marker column of each table and in the companion fact base. Nothing here asserts how any rule operates in litigation or in administrative practice, which line of authority is settled, or that any two systems agree on anything. The classifications, and the row-by-row notes printed in the tables, are the department’s own impositions on the texts: a shared class label records a formal resemblance the department has chosen to name, not agreement between systems. Quantifiers range only over the enumerated corpus — always “of the *N* instruments verified”, never “most jurisdictions”. No causal or genealogical explanation of any pattern is offered, and none should be inferred from adjacency in a table. One row in Table B (Türkiye) records a rule stated in a cited judicial decision rather than in an enacted instrument; its marker records that standing.

Purpose scope. The corpus covers compulsory acquisition by the state. One block in Table A records a war-damage compensation instrument (Ukraine); it serves a different statutory purpose and is set apart under its own label. The private-party statutory-purchase branch — a private person’s statutory right to compel a sale — is referred to Foundations entry 012 in this issue and receives no treatment here.

Selection and coverage. The survey covers jurisdictions whose primary law is accessible and verifiable, and reports each instrument as written; it does not warrant how any instrument is applied or enforced. Jurisdictions are omitted on three grounds: because their governments are authoritarian and their court records are difficult to access (China, with Hong Kong, and Belarus among them — the verified negative for the People’s Republic of China already recorded after Table C stands); for lack of accessible primary law (Turkmenistan, and, this issue, Suriname, whose expropriation statute could not be reached); or as within scope but not yet surveyed (Vietnam, the Central Asian states, and Iran among them). Inclusion therefore turns on the accessibility and verifiability of the law, which is related to, but not the same as, the rule of law; and it is the facts-only method — text, not practice — that makes reporting an authoritarian jurisdiction’s statute defensible. No claim of completeness is made.

Source markers. P = primary official source; M = consolidated unofficial mirror; T = marked transcription (Wikisource, the department’s corrected transcription, or a machine transcription of an official scan); C = commentary or official summaries. Rows not resting on a primary source additionally carry a dagger (†).

Gazette names. Rows cite several official gazettes — the state journal that promulgates statutes and decrees, so that a citation to a gazette is a citation to the authentic text: Narodne novine (NN, Croatia), the Riigi Teataja (Estonia), the Diário da República (Portugal), the Diario Oficial (Mexico’s de la Federación, and Uruguay’s, via IMPO), the Boletín Oficial del Estado (Spain, boe.es), the Gaceta Oficial (Bolivia), the Uradni list (Slovenia), the Journal officiel (Luxembourg; Algeria), Guyana’s Official Gazette, and Thailand’s Royal Gazette.

Terms of art

The editor’s instruction for this department is to define terms as exactly as possible, especially where a coinage is only a new use for an existing word. Each definition below states when the word is the department’s own usage rather than a received legal term. The classes are closed, and are defined extensionally in the sections that follow: every member is listed, and membership claims beyond the lists are not made.

measure. We use *measure* — an ordinary English word, here in a departmental sense, not a defined term in any instrument surveyed — to mean: the quantity that the instrument’s compensation provision directs be paid, described at the level of the formula the text states, not at the level of the figures the formula produces. The measure classes used in Table A are closed; they are: market value plus a statutory percentage; market value with a percentage reduction; a full-compensation clause; market value; open market value; direct-and-necessary damage; the higher of enumerated bases; objective value with enumerated exclusions; commercial value with a fiscal floor; committee-assessed value with zoned deductions; rent refund plus improvements; area times unit value, capped; cadastral value (a value fixed administratively in the state land register, the cadastre; the nearest US analogue is assessed value) plus a capped percentage; rental-and-sale value; and market price with enumerated factors.

device. We use *device* — an ordinary English word, not a term found in any statute surveyed — to mean: the structural mechanism by which an instrument controls the influence, on the compensation figure, of the expropriation itself or of a public project the text connects to the taking. In the corpus below that project is the acquiring project, except in seven rows noted in the tables: Germany’s provision is keyed to the imminent expropriation, Egypt’s to a prior public-benefit project, Portugal’s to the declaration of public utility itself, Cyprus’s to works during the acquiring authority’s (in the United States, the condemnor’s) prior requisition possession, Malta’s to improvements or works of a competent authority, Ecuador’s to public works and other causes foreign to the owner’s action, and France’s, beside the announcement of the works, to the prospect of changes to the land-use rules and to public works of the preceding three years. The device classes are closed; they are five: *disregard*, *date-fixing*, *use-restriction*, *one-way ratchet*, and *conferral*, each defined next.

disregard. We use *disregard* — here a noun, the department’s own usage; cognate verbs appear in translations of some instruments surveyed, but the class is ours — to mean: a textual instruction that a stated influence on value be left out of account in the valuation itself.

date-fixing. We use *date-fixing* — the department’s own compound, found in no instrument surveyed — to mean: control of the project’s influence effected by anchoring the valuation to a time at or before which that influence is treated by the text as not yet embedded in value.

use-restriction. We use *use-restriction* — the department’s own compound — to mean: control effected by confining the state or use of the property that the valuer (appraiser) may take into account to a state or use fixed independently of the project.

one-way ratchet. We use *one-way ratchet* — an ordinary mechanical metaphor, the department’s own usage — to mean: a provision under which the anchored figure may move in one stated direction only, so that the anchor operates as a floor (or as a ceiling; the corpus below contains no ceiling).

conferral. We use *conferral* — an ordinary English word, here in a departmental sense — to mean: the converse of a disregard: a textual instruction that value attributable to the expropriation-purpose designation be counted where it favors the expropriated owner.

set-off. We use *set-off* — a word that does appear, in translation, in some instruments surveyed, but which we employ as a class label of our own — to mean: the deduction, from the compensation otherwise payable for the part taken, of an increase that the works cause in the value of the part retained — the increase that received usage calls *betterment*. The Table D class labels state the instrument’s stance toward that deduction — permitting it, capping it, or prohibiting it — so the term names the operation and the row states the stance.

Each definition above is mirrored by a `term_coined/2` fact in the companion fact base, and the companion’s checks confirm the mirror is complete.

A. The measure

Table A records thirty-five measure rules. Thirty-four of them are compulsory-acquisition measures; the remaining one (Ukraine) serves the war-damage purpose and is blocked apart. Of the measure rules verified, three add a statutory percentage to market value (Sweden; Finland; Armenia); one reduces market value by a percentage for a named category of takings (Italy); four direct the higher of enumerated bases (Norway; Czechia; Poland; Azerbaijan); six state a full-compensation clause (Denmark; Belgium; Luxembourg; Austria; Latvia; Greece); seven direct market value (Estonia; Lithuania; Croatia; Georgia; Paraguay; Bolivia's agrarian regime; Guyana), several with consequential heads of loss beside it (a *head* of compensation: a distinct category of loss for which compensation is separately payable); and two state the open-market amount of a voluntary sale (Cyprus; Malta). One new class is the inverse of another already rowed: Ecuador's cadastral value plus a capped percentage operates as a ceiling on the negotiated price, where Mexico's fiscal value operates as a floor under the commercial value. The inversion is a statement about the two texts' form, not about how either system operates.

Jurisdiction	Instrument, provision	What the text directs be paid	Src
Sweden	Expropriationslagen (1972:719) ch. 4 [riksdagen.se]	Market value plus 25 percent.	P
Finland	Law 520/2025, §§ 30, 38 a [finlex.fi]	Market value plus 25 percent; the text directs a reliable valuation method "yielding the highest value"; the direction is addressed to the <i>lunastustoimikunta</i> (the expropriation commission).	P
Italy	Decreto del Presidente della Repubblica (DPR) 327/2001 art. 37, as amended by Legge (L.) 244/2007 [Normattiva]	<i>Valore venale</i> (market value); reduced by 25 percent for economic-social-reform expropriations.	P
Denmark	Grundlov § 73 [grundloven.dk; retsinformation.dk unreachable at verification]	<i>Fuldstændig erstatning</i> (full compensation).	† M
Belgium	Vlaams Ontheffingsdecreet (2017) art. 3, § 5, with Const. art. 16 [ejustice.just.fgov.be (Justel)]	<i>Billijke en voorafgaandelijke schadeloosstelling</i> (fair and prior compensation), restating the constitutional just-and-prior-indemnity guarantee; the decree states no formula beyond it. Keyed to the Flemish decree; the procedure is regional.	P
Luxembourg	Const. art. 36; Loi du 15 mars 1979 [Legilux]	<i>Juste indemnité</i> (just indemnity); the 1979 law prescribes procedure, not method, and states no valuation formula.	P
Austria	Eisenbahn-Enteignungsentschädigungsgesetz (EisbEG) § 4(1), with ABGB § 365; Liegenschaftsbewertungsgesetz (LBG) § 2 [RIS]	<i>Schadloshaltung</i> (holding harmless) for all pecuniary disadvantages caused by the expropriation; in the judicial phase the LBG directs the <i>Verkehrswert</i> (market value) as the default measure.	P
Latvia	Alienation Law (2010) ss. 21, 22(1), 22(4) [likumi.lv]	Compensation ensuring a financial situation equivalent to the former one (s. 21), composed of market value plus losses (s. 22(1)); plus five percent of market value where the property is the owner's only dwelling (s. 22(4)).	P
Greece	Const. art. 17(2); N. 2882/2001 art. 13(1) [et.gr]	<i>Pliris apozimiosi</i> (full compensation) corresponding to the value of the property; adjacent and like-kind properties, and revenue, as the evidentiary criterion.	P
Estonia	Kinnisasja avalikes huvides omandamise seadus (KAHOS) §§ 11(2), 12(4)–(5) [Riigi Teataja]	<i>Turuväärtus</i> (market value) plus direct pecuniary damage and loss of income; a natural person's dwelling at the land's market value plus the building's construction cost. KAHOS is the governing act since 2018; its § 48 repealed the Immovables Expropriation Act of 1995.	P
Lithuania	Žemės įstatymas art. 47(1); Civil Code art. 4.100(2) [e-seimas.lrs.lt]	Money at market value plus enumerated consequential losses (plantings, standing timber, lost harvest, invested funds, terminated or restricted commercial activity); a dwelling by at least two valuation methods, the higher value paid.	P
Croatia	Zakon o izvlaštenju (NN 74/14) art. 11, as replaced by NN 69/17; art. 46(1) [Narodne novine]	<i>Tržišna vrijednost</i> (market value) in money; exceptionally another suitable property of equal market value.	P
Cyprus	Law 15/1962 s. 10(a) [CyLaw consolidation]	The amount the property would have fetched if sold voluntarily in the open market.	† M
Malta	Government Lands Act (Cap. 573) art. 61(1)(a)–(b) [legislation.mt]	The amount the land could acquire if sold in the open market by a willing seller voluntarily; no allowance for the acquisition being compulsory. The Government Lands Act is the governing statute; Cap. 88 (the 1935 Ordinance) was repealed in 2017.	P
Netherlands	Omgevingswet art. 15.18 [iplo.nl]	All damage that is the direct and necessary consequence of the loss.	P

Jurisdiction	Instrument, provision	What the text directs be paid	Src
Norway	Vederlagslova §§ 4–7 [Lovdata]	The higher of sale value (§ 5) and use value (§ 6); reacquisition cost (§ 7) only for an owner-occupied dwelling, holiday home, or own business where reacquisition is necessary.	P
Czechia	Act 184/2006 Sb. § 10(4); Act 151/1997 Sb. § 2 (Sb. = Sbírka zákonů, the collection of laws) [e-sbirka.gov.cz]	The higher of <i>cena obvyklá</i> (usual price, defined in § 2 of Act 151/1997 Sb.) and <i>cena zjištěná</i> (price ascertained under the valuation regulations).	P
Poland	Ustawa o gospodarce nieruchomościami (UGN, the Real Estate Management Act) arts. 134(3)–(4) [isap.sejm.gov.pl]	Value in the current use, or in the expropriation-purpose designation where that yields a higher value.	P
Argentina	Ley 21.499 art. 10 [InfoLeg]	<i>Valor objetivo</i> (objective value) plus direct and immediate consequences; personal circumstances, sentimental value, and hypothetical gains excluded; “ <i>No se pagará lucro cesante</i> ” (lost profit shall not be paid).	P
Portugal	Código das Expropriações (CE), Lei 168/99, art. 23. ^o (1)–(2) [Diário da República I-A n. ^o 219, 18-9-1999, archived official PDF; pgdlisboa.pt consolidation]	<i>Valor real e corrente do bem de acordo com o seu destino efectivo ou possível numa utilização económica normal</i> (the real and current value of the asset according to its effective or possible use in a normal economic utilization), with the art. 23. ^o (2) enumerated exclusions.	P
Slovakia	Act 282/2015 Z. z. (Z. z. = Zbierka zákonov, the collection of laws) § 4(3); Decree 492/2004 Z. z. [Slov-Lex]	<i>Všeobecná hodnota</i> (general value) on an expert opinion not older than two years, the award floored at that value; the decree’s Annex 3 defines the objectivized most probable price and prescribes the methods.	P
Mexico	Ley de Expropiación art. 10; unamended since Diario Oficial de la Federación (DOF) of 27-01-2012 [diputados.gob.mx]	<i>Valor comercial</i> (commercial value), floored at the <i>valor fiscal</i> (fiscal value).	P
Qatar	Law 8/2022 arts. 27–29 [Al-Meezan]	Just compensation in a single payment; assessed by two statutory valuation committees from official periodic price lists; in full without deduction inside city and village centers, whatever the area taken (art. 27, para. 1); outside the center but within the city or village limits, a deduction graduated by slices of area — nothing on the first 3,000 m ² , rising by bands to 40 percent above 1,000,000 m ² (art. 27, para. 2); Doha under its own rules, in full inside the Fourth Ring Road and on the same bands between it and the city limits (art. 28); buildings, structures, and plantings standing at the Gazette publication of the public-benefit decision compensated in full in all cases (art. 29).	P
Nigeria	Land Use Act s. 29 [official summaries]	Under the Land Use Act all land is vested in the State and the holder holds a <i>right of occupancy</i> , not the land, so compensation runs to unexhausted improvements — buildings, works and crops whose useful value is not yet used up — rather than to land value. For the land itself, a refund of the ground rent for the year, and no more; unexhausted improvements at replacement cost less depreciation; crops.	† C
Georgia	Law 2349/1999 arts. 1(f), 6(2), 9 [matsne.gov.ge, doc 16480; official EN translation]	Money or other property “having the same market value as the expropriated property” (art. 1(f)); the expropriator’s independent-expert valuation is a statutory floor (“shall not be less than”, art. 6(2)); on dispute, the court fixes the final evaluation on an independent expert’s market-value opinion (arts. 8–9).	P
Armenia	Law HO-185-N (2006) arts. 11(1), 11(1.1), 11(4.3) [arlis.am, official incorporation in force from 17 February 2026]	Market value plus 15 percent, the statute deeming that amount equivalent compensation (art. 11(1)); a second, conduct-conditional 15 percent on agreement and timely vacation (art. 11(1.1)); a derelict-dwelling carve-out at comparable sound value minus 30 percent (art. 11(4.3)).	P
Azerbaijan	Law 987-IIIQ (2010) arts. 54.1, 55.2, 58, 59 [e-qanun.az, framework 19613]	Fair compensation computed by the market price (art. 58) or the restoration price (art. 59: replacement cost, without depreciation deduction), the <i>higher</i> applying where both methods are available (art. 55.2); disturbance, a graduated dwelling hardship payment, and interest sit outside the value figure.	P
Ecuador	LOSNCOP arts. 62–63, as wholly substituted (R.O. Cuarto Suplemento 140, 7-X-2025) [SERCOP portal; Lexis consolidation]	Negotiated price capped at the municipal cadastral <i>avalúo</i> (of the predial-tax year before the project announcement, or the <i>declaratoria</i>) plus at most 10 percent, minus works-derived <i>plusvalía</i> (increase in value); failing agreement the administrative act takes the <i>avalúo</i> as price, and the owner contests the <i>justa valoración</i> before the administrative-contentious tribunal.	† M

Jurisdiction	Instrument, provision	What the text directs be paid	Src
Paraguay	Ley 5389/2015 arts. 2(e), 10, 31 [bacn.gov.py]	<i>Justiprecio</i> (the “just price” — the compensation figure of Spanish-law expropriation) at the market value of the property plus the improvements introduced (art. 10), fixed by the MOPC valuation department (art. 2(e)) and capping the indemnity save judicial contradiction (art. 31). Keyed to the road-corridor framework, the only general valuation text; the agrarian track is recorded in the fact base, not rowed.	P
Uruguay	Ley 3958 (1912) art. 29, with art. 28 [IMPO, Diario Oficial scan of 3-4-1912]	Value of the property in the period immediately before the expropriation, plus damages that are its forced consequence; hypothetical or future advantages, and contracts not registered six months before the file was opened, excluded; the award bracketed between the Administration’s offer and the owner’s demand (art. 28).	P
Bolivia	Reglamento of 4-4-1879 arts. 7, 19, given force of law by the Ley of 30-12-1884 [lexivox.org, sourced from the Gaceta Oficial]	The value <i>en renta y venta</i> (in rental and in sale) of the estate (art. 19), plus consequential damages (art. 7), fixed by party-named <i>peritos</i> with a third in discord.	† M
Bolivia (agrarian)	Ley 1715 art. 60, in the wording of Ley 3545 (2006) art. 35 [Gaceta Oficial, norm 4015]	Market value of the land, improvements, productive investments, and conservation investments, fixed administratively; the original 1996 text measured by the owner’s own two-year tax declarations, replaced in 2006.	P
Guyana	Acquisition of Lands for Public Purposes Act, Cap. 62:05, ss. 15, 18, 19 [mola.gov.gy, L.R.O. 1/2012]	Market value of the land at the Gazette publication of the s. 3 order (s. 18(a)), with severance (damage to retained land from being cut off from the part taken), injurious-affection (the fall in value of land the owner keeps), and removal heads; a discretionary additional percentage on market value at the date of the award (s. 19).	P
Thailand	Act on Expropriation and Acquisition of Immovable Property B.E. 2562 (B.E. = Buddhist Era; 2019 in the Gregorian calendar) ss. 20, 38 [Royal Gazette, archived official PDF]	Committee-fixed price on five factors “taken together”, the market price first among them, beside the two official assessed prices, the condition and location, and the cause and objective of the expropriation (s. 20(1)–(5)); carried over to the compensation fixed at the expropriation stage (s. 38).	P
<i>War-damage compensation — a different statutory purpose; outside the compulsory-acquisition corpus:</i>			
Ukraine	Law 2923-IX art. 8(4); Cabinet of Ministers of Ukraine (CMU) Resolution 600/2023 [zakon.rada.gov.ua]	Destroyed housing at area × unit value with coefficients; for an apartment, an area cap of 150 m ² .	P

Status note (not table rows). Two further instruments were verified as enacted but inoperative and yield no row above: South Africa’s Expropriation Act 13 of 2024 (assented to 20 December 2024, not in force), and the valuation scheme of England’s Leasehold and Freehold Reform Act 2024 (LAFRA; not in force, rates unprescribed, consultation open). The LAFRA scheme belongs to the private-party statutory-purchase branch referred to Foundations entry 012, and is noted here for status only.

B. The date

Table B records twenty-six date rules: the provision that fixes the point as at which value is taken — the valuation date, the date the value opinion speaks to, which each statute anchors differently. The Russian row is recorded in this table because it fixes the valuation *basis* to a past state of affairs, which is the office a date provision performs elsewhere in the corpus; the classification is the department’s, as throughout. The acts of Georgia, Paraguay, and Bolivia were verified to contain no valuation-date provision and yield no row here.

Jurisdiction	Provision	The anchor the text states	Src
Japan	Land Expropriation Act art. 71 [e-Gov]	Publication of the project approval; rolled forward only by general price movement.	P
Luxembourg	Loi du 15 mars 1979 art. 12bis [Legilux]	For takings implementing the State planning instruments only: value as it stood on the day before the first publication in the Journal officiel of the relevant Government-in-council decision; the general evolution of prices is, however, taken into account. Outside art. 12bis the law fixes no date.	P
Taiwan	Land Expropriation Act art. 30; Enforcement Rules art. 30 [law.moj.gov.tw]	Market price current at expropriation (art. 30), fixed at the fifteenth day after the announcement period (Enforcement Rules art. 30).	P
Qatar	Law 8/2022 art. 11 [Al-Meezan]	Date of the expropriation decision.	P

Jurisdiction	Provision	The anchor the text states	Src
Spain	Ley de Expropiación Forzosa (LEF) art. 36 [boe.es]	Initiation of the <i>justiprecio expediente</i> (the compensation-fixing file).	P
Portugal	Código das Expropriações art. 23. ⁹ (1), art. 24. ⁹ (1) [Diário da República, archived official PDF; pgdlisboa.pt]	Publication of the <i>declaração de utilidade pública</i> (DUP, declaration of public utility); the sum then updated to the final decision per the consumer price index excluding housing (INE).	P
Malta	Government Lands Act art. 61(1)(c) [legislation.mt]	The value the land has within the period of publication of the Declaration of public purpose, carried forward to payment by the inflation index of the Cap. 158 schedule.	P
France	Code de l'expropriation art. L. 322-2 [legifrance.gouv.fr]	Date of the first-instance decision, with only the actual use one year before the opening of the public inquiry considered (the article's disregard is in Table C).	P
Croatia	Zakon o izvlaštenju art. 46(1) [Narodne novine]	Market value at the time of the first-instance expropriation decision or of the settlement.	P
Greece	Const. art. 17(2); N. 2882/2001 art. 13(1) [et.gr]	The hearing before the court on the provisional determination of the compensation; on a direct application for final determination, that hearing; where the final hearing falls more than a year after the provisional one, the final hearing controls.	P
Czechia	Act 184/2006 Sb. § 10(5) [e-sbirka.gov.cz]	State of the property at the date of the expropriation application.	P
Slovenia	Zakon o urejanju prostora (ZUreP-3) art. 327 [Uradni list]	Data as at initiation of the expropriation proceedings.	P
Estonia	KAHOS § 11(5) [Riigi Teataja]	The date on which a professional valuer or the proceedings-conducting authority first determined the value in the proceedings; the authority may update the date where justified.	P
Latvia	Alienation Law ss. 19(1), 22(2) [likumi.lv]	The day of inspection (<i>apsekošanas diena</i>), in the use lawfully initiated.	P
Lithuania	Žemės įstatymas art. 47(1) [e-seimas.lrs.lt]	Preparation of the valuation report (valid twelve months), with value-zone price movement between approval of the planning document and the report's preparation taken into account; the use to be considered is fixed earlier (Table C).	P
Slovakia	Act 282/2015 Z. z. § 4(3); Decree 492/2004 Annex 3 [Slov-Lex]	No statutory anchor: the expert opinion speaks <i>ku dňu ohodnotenia</i> (as at the date of valuation) and may not be older than two years, leaving the effective date to the expert's report.	P
Argentina	Ley 21.499 art. 20 [InfoLeg]	Dispossession, with a monetary-depreciation adjustment carried to payment.	P
Cyprus	Law 15/1962 s. 10(a) [CyLaw consolidation]	Publication of the notice of acquisition; the partial-taking rules (st) and (z) likewise take the facts at that publication.	† M
Armenia	Law HO-185-N art. 11(3.1) [arlis.am]	Market value assessed and determined as of the day the valuation is carried out.	P
Azerbaijan	Law 987-IIIQ arts. 58.1–58.2, 57.1.5 [e-qanun.az]	The inventory date (<i>siyahıya alınma tarixi</i>): the market price is the land's probable open-market price in its condition as at that date, computed from notarized comparable sales in the three preceding months; post-inventory improvements excluded.	P
Ecuador	LOOTUGS art. 66, with LOSNCP art. 62 [sot.gob.ec; SERCOP portal]	The <i>anuncio del proyecto</i> (project announcement): the avalúo of all property in the works' zone of influence is fixed at its value on the announcement date, lapsing if the project does not begin within three years; the cadastral avalúo taken is that on which predial tax was paid the year before the announcement (or the declaratoria).	† M
Uruguay	Ley 3958 art. 29 [IMPO, Diario Oficial scan]	“ <i>En la época inmediata anterior a la expropiación</i> ” — the period immediately before the expropriation.	P
Guyana	Cap. 62:05 s. 18(a) [mola.gov.gy]	Publication in the Gazette of the s. 3 order declaring the work a public work — before the acquisition order (s. 6) and the vesting (s. 7).	P
Thailand	Act B.E. 2562 (2019) s. 20(1), with s. 8 [Royal Gazette, archived official PDF]	The day the royal decree delineating the land to be expropriated takes effect; the decree runs at most five years (s. 9).	P
Türkiye	Yargıtay 5. Hukuk Dairesi (HD, civil chamber), 2020/4695 E. (<i>esas</i> , docket), 2021/861 K. (<i>karar</i> , decision), 3 February 2021 [cited commentary source]	In takings without formal process, the date the action is filed.	† C
Russia	Zemelny Kodeks (Land Code, romanized) art. 56.8(5) [consolidated mirror]	Market value taken on the prior permitted use, where the use was changed for the construction of the object. Statutory text only; the expropriation rulings in this issue's Recent Russian Court Cases (C11) do not treat this provision.	† M

C. The device

Table C records thirty-one device rows, distributed over the five closed classes defined above. Twenty-two rows fall in the disregard class; four in date-fixing; three in use-restriction; one-way ratchet and conferral carry one row each. Three jurisdictions appear in two classes — Taiwan, whose Enforcement Rules art. 30 states the anchor and whose second sentence states an announcement-price floor; France, whose art. L. 322-2 first confines the use to be considered to the one held a year before the public inquiry and then, in its final paragraph, disregards changes in value caused by the announcement of the works; and Ecuador, whose LOOTUGS art. 66 fixes the avalúo at the project-announcement date while its LOSNCP art. 62 deducts works-derived *plusvalía* from the price — and the fact base annotates each pairing expressly.

A date anchor appears as a device row only where the instrument’s own text ties the anchor to pre-influence value — Japan, which takes value at project-approval publication and moves it forward only by general price movement, and Taiwan, whose announcement-tied fixing carries its ratchet; other date anchors, which fix a valuation moment without addressing the project’s influence, appear in Table B only. Latvia’s s. 19(2) row is recorded as date-fixing on the same test: it is not the Table B anchor (the inspection day) but a conditional shift of the effective information date back to the notification, applied where the institution’s own design work has changed the value.

Seven rows carry textual nuances the class label alone would flatten. The German disregard, § 95(2) Nr. 2 (*Nummer*, number) of the Baugesetzbuch (BauGB, the Federal Building Code), is keyed to the advance effect of the *imminent expropriation*, not to a named project. The Egyptian disregard, art. 18 of Law 10/1990, excludes an increase flowing from a *prior* public-benefit project where the taking occurs within five years of it. The Portuguese disregard, art. 23.⁹(2) a) of the Código das Expropriações, is keyed to the declaration of public utility itself; its sub-item b) parallels the Egyptian prior-project limb. The Cypriot disregard, s. 10(c) of Law 15/1962, is confined to works during the acquiring authority’s possession under a requisition law — the section contains no general scheme disregard (the received Commonwealth term for an instruction to leave the public project’s influence on value out of account — what US practice calls the project-influence, or scope-of-the-project, rule). The Maltese disregard, art. 61(1)(c) of the Government Lands Act, reaches improvements or works done by a competent authority, nothing broader. The Ecuadorian disregard, LOSNCP art. 62, deducts *plusvalía* from public works and from other causes foreign to the owner’s action — public works generally, not the acquiring project alone. The French disregard, the final paragraph of art. L. 322-2 of the Code de l’expropriation, reaches the announcement of the works for which the declaration of public utility is sought, but also the prospect of changes to the land-use rules and public works carried out in the locality in the three years before the public inquiry.

Argentina is recorded once, as a disregard: art. 10 of Ley 21.499 excludes the increase in value the work to be executed may confer on the property. Its art. 20 (Table B) fixes the date at dispossession but is not recorded as a device, because the text does not treat that anchor as a time before the work’s influence; the control the text states is the art. 10 exclusion.

Class	Jurisdiction	Provision, with the department’s note	Src
disregard	Ontario	Expropriations Act s. 14(4)(b): increase or decrease attributable to the development left out of account. [e-Laws]	P
disregard	Czechia	Act 184/2006 Sb. § 10(5): changes from the purpose of the expropriation left out of account. [e-sbirka.gov.cz]	P
disregard	Korea	Land Compensation Act art. 67(2): “가격이 변동되었을 때에는 이를 고려하지 아니한다” (romanized: <i>gagyeok-i byeondong-doeoss-eul ttae-eneun ireul goryeohaji anihanda</i> — where the price has changed [by the project], it shall not be taken into account). [law.go.kr]	P
disregard	Germany	BauGB § 95(2) Nr. 2: keyed to the imminent expropriation’s advance effect, not to a named project. [gesetze-im-internet.de]	P
disregard	Spain	LEF art. 36.1: <i>plusvalías</i> (increases in value) that are a direct consequence of the <i>plano o proyecto de obras</i> (plan or project of works) excluded. [boe.es]	P
disregard	Portugal	CE art. 23. ⁹ (2) a): “ <i>não pode tomar-se em consideração a mais-valia que resultar: a) Da própria declaração de utilidade pública da expropriação</i> ” (the increase in value resulting from the declaration of public utility of the expropriation itself may not be taken into consideration) — keyed to the declaration itself, not a named project; sub-item b) (prior public works within five years, where no betterment charge was levied) parallels the Egyptian prior-project limb and is recorded in this note, not as a second row. [Diário da República, archived official PDF; pgdlisboa.pt]	P
disregard	Türkiye	Kamulaştırma Kanunu (the Expropriation Law) m. 11 (m. = <i>madde</i> , article): value increases caused by the <i>imar ve hizmet teşebbüsü</i> (development and service undertaking) not considered. [Wikisource]	† T
disregard	Egypt	Law 10/1990 art. 18: increase from a prior public-benefit project not counted where the taking occurs within five years. [corrected transcription]	† T

Class	Jurisdiction	Provision, with the department's note	Src
disregard	Argentina	Ley 21.499 art. 10: the increase in value the work to be executed may confer on the property excluded. [InfoLeg]	P
disregard	Belgium	Vlaams Ontheffingsdecreet arts. 62–63: increase or decrease flowing from the purpose of the expropriation itself or from the works for which it is authorized left out of account (art. 62); the prescriptions of the implementing spatial plan likewise, where the plan was finalized no more than five years before the expropriation decision (art. 63). [Justel]	P
disregard	Luxembourg	Loi du 15 mars 1979 art. 12bis, al. 1: changes in value caused by the prospect of changes to the land-use rules flowing from sectoral master plans or land-occupation plans not taken into account, even where evidenced by deeds of sale. [Legilux]	P
disregard	Austria	EisbEG § 7(2): the value of special predilection (<i>Wert der besonderen Vorliebe</i> — special-affection value, the owner's personal or sentimental attachment), and any increase in value the object experiences in consequence of the construction of the railway, remain out of account. [RIS]	P
disregard	Greece	Const. art. 17(3); N. 2882/2001 art. 13(2): a change in the value of the expropriated property after publication of the act of expropriation, and solely because of it, not taken into account. [et.gr]	P
disregard	Cyprus	Law 15/1962 s. 10(c): works, additions, development or improvement during the acquiring authority's possession under a requisition law left out of account — the narrow works limb; the section contains no general scheme disregard. [CyLaw]	† M
disregard	Malta	Government Lands Act art. 61(1)(c): the value taken without regard to any improvements or works done by a competent authority. [legislation.mt]	P
disregard	Armenia	Law HO-185-N art. 11(4): market value shall not include any decrease or increase attributable to the purpose of the alienation, the fact of alienation for overriding public interests, any preliminary action of the acquirer (including the preliminary study), or property rights existing over the property — a two-way scheme disregard. [arlis.am]	P
disregard	Azerbaijan	Law 987-IIIQ arts. 57.1.3–57.1.5: neither the decrease nor the increase in the price of the land that may arise from its future use taken into account; post-inventory improvements likewise excluded. [e-qanun.az]	P
disregard	Ecuador	LOSNCP art. 62: the <i>plusvalía</i> “ <i>proveniente de obras públicas y de otras ajenas a la acción del propietario</i> ” (from public works and from other causes foreign to the owner's action) deducted from the price — keyed to public works and non-owner causes generally, not to the acquiring project alone; see also the date-fixing row; the fact base annotates the pairing. [SERCOP portal]	† M
disregard	Paraguay	Ley 5389/2015 art. 31: the value estimated without taking into consideration the <i>plusvalía</i> (hypothetical advantages or gains) derived from the road works to be executed. [bacn.gov.py]	P
disregard	Uruguay	Ley 3958 art. 32 (street, avenue, plaza, and road expropriations): the whole parcel first valued as if no public work were projected, the remainder then valued as reduced, the difference being the indemnity. [IMPO]	P
disregard	Guyana	Cap. 62:05 s. 18(v): any increase to the value of the land acquired likely to accrue from the use to which it will be put not taken into consideration — the Commonwealth-form scheme disregard. [mola.gov.gy]	P
disregard	France	Code de l'expropriation art. L. 322-2, final paragraph: whatever the nature of the property, no account is taken, even where sales record them, of changes in value since the reference date caused by the announcement of the works, by the prospect of changes to the land-use rules, or by public works carried out in the three years before the public inquiry — <i>changements de valeur</i> , so in both directions. [legifrance.gouv.fr]	P
date-fixing	Japan	Land Expropriation Act art. 71 (Table B). [e-Gov]	P
date-fixing	Taiwan	Enforcement Rules art. 30 (Table B). [law.moj.gov.tw]	P
date-fixing	Latvia	Alienation Law s. 19(2): where the institution's own design work has changed the value, the valuation proceeds on the information characterizing the property on the day the s. 18 notification was sent. [likumi.lv]	P
date-fixing	Ecuador	LOOTUGS art. 66: the <i>anuncio del proyecto</i> freezes the avalúo at the announcement date “ <i>a fin de evitar el pago de un sobreprecio</i> ” (to avoid payment of an overprice) in immediate or future expropriations (Table B). [sot.gob.ec]	† M
use-restriction	France	Code de l'expropriation art. L. 322-2: only the actual use one year before the opening of the public inquiry may be considered. [legifrance.gouv.fr]	P
use-restriction	Lithuania	Žemės įstatymas art. 47(1), second sentence: market value determined per the main land-use purpose and manner of use as fixed before registration of the juridical fact that the taking procedure commenced. [e-seimas.lrs.lt]	P
use-restriction	Croatia	Zakon o izvlaštenju art. 46(1): value taken on the use characteristics the property had before the change of designation which is the occasion for the expropriation. [Narodne novine]	P
one-way ratchet	Taiwan	Enforcement Rules art. 30, second sentence: the announcement price operates as a floor. [law.moj.gov.tw]	P
conferral	Poland	UGN arts. 134(3)–(4): the expropriation-purpose designation counted where it yields a higher value. [isap.sejm.gov.pl]	P

Verified negatives. Six national systems checked yielded no device. In the instruments of the People’s Republic of China (PRC) surveyed — a civil-law state-land system, in which urban land is held as a land-use right, a term interest, not as freehold — Decree 590 art. 19 is a market floor at announcement day, and the 2011 assessment measures direct the disregard only of lease, mortgage, and seizure factors [primary]; sub-national instruments were not surveyed. In Estonia, KAHOS § 8(2) refuses compensation only for obligations assumed, income lost thereby, and improvements made after delivery of the notice of the proceedings — an owner-side rule — and the act contains no instruction to leave the project’s influence on value out of account [Riigi Teataja, primary]. In Slovakia, Act 282/2015 was found to contain no scheme disregard and no betterment set-off [Slov-Lex, primary]. In Georgia, Law 2349/1999 contains no scheme disregard and no betterment set-off; its art. 11 excludes only owner-side post-valuation sowing [matsne.gov.ge, primary]. In Bolivia, neither the 1879 reglamento (given force of law in 1884) nor Ley 1715 arts. 58–61 as recast by Ley 3545 states a scheme disregard or a betterment set-off [lexivox.org; Gaceta Oficial — † mirror]. In Thailand, the 2019 Act’s s. 23 is an owner-manipulation disregard only, and s. 20(5) in fact makes the cause and objective of the expropriation a factor the committee weighs [Royal Gazette, archived official PDF, primary]. These are the department’s findings over the instruments checked, and over those only.

Owner-side exclusions are not devices. A rule that refuses the owner compensation for what the owner does after notice or valuation controls the owner’s conduct, not the influence of the project on value, and is not rowed in Table C: Estonia’s § 8(2), Georgia’s art. 11, and Thailand’s s. 23, noted above, and likewise art. 49 of Croatia’s Zakon o izvlaštenju, under which the owner has no right to the cost of investments made after being notified of the expropriation proposal, save costs necessary for the property’s use and maintenance [Narodne novine, primary]. Croatia’s one device row is the art. 46(1) use-restriction.

D. The remainder

Table D records twenty-six remainder rules: what the text does where the works change the value of what is left after a partial taking. Six rows permit set-off; two cap it, each at fifty percent (Türkiye; Thailand); one prohibits it; eleven state depreciation of the remainder as a compensable head in its own right; and six record, under the label *extension on owner’s demand*, a provision extending the taking to the remainder at the owner’s demand where the remainder cannot reasonably be used or retained (Lithuania; Slovakia; Croatia; Armenia; Ecuador; Paraguay).

Class	Jurisdiction	Provision, with the department’s note	Src
set-off permitted	France	Code de l’expropriation art. L. 321-5: the <i>plus-value</i> (increase in value) compensates the indemnity. [legifrance.gouv.fr]	P
set-off permitted	Egypt	Law 10/1990 art. 17: increase or decrease of the untaken part regarded. [corrected transcription]	† T
set-off permitted	Brazil	Decreto-Lei (DL) 3.365/1941 art. 27: <i>valorização ou depreciação</i> (increase or decrease in value) of the remainder regarded. As originally published; consolidation not re-verified. [Planalto, 1941 original]	P
set-off permitted	Luxembourg	Loi du 15 mars 1979 art. 38: an immediate and special increase in value that execution of the works will bring to the remainder may be taken into consideration in evaluating the indemnity. [Legilux]	P
set-off permitted	Cyprus	Law 15/1962 s. 10, rules (st)–(z): increase or decrease, caused by the acquisition, in the value of other property held with the part taken — a two-way rule, betterment set off and depreciation compensated — with severance damage computed under rule (z). [CyLaw]	† M
set-off permitted	Uruguay	Ley 3958 art. 29 (third limb): an immediate and special increase in value that the works produce on the rest of the property is taken into account by the valuers and the court; no stated cap. [IMPO]	P
set-off capped	Türkiye	Kamulaştırma Kanunu m. 12: gains set off up to 50 percent. [Wikisource]	† T
set-off capped	Thailand	Act B.E. 2562 (2019) s. 22: a project-caused rise in the value of the remaining land in the same plot deducted, but in no case beyond fifty percent of the compensation; disappplied where the owner pays the transport-infrastructure betterment tax; a project-caused fall in the remainder’s value itself compensable. [Royal Gazette, archived official PDF]	P
set-off prohibited	Japan	Land Expropriation Act art. 90: 起業利益 (<i>kigyō rieki</i> , enterprise benefit) may not be set against losses. [e-Gov]	P
depreciation compensable	Algeria	Loi 91-11 art. 22: <i>nuqsan al-qima</i> (diminution in value; romanized from the Arabic). Read from a tesseract OCR of the scanned Journal officiel (JO) PDF — official source, machine transcription.	† T
depreciation compensable	Germany	BauGB § 96(1) Nr. 2: <i>Wertminderung</i> (diminution in value) of the remainder. [gesetze-im-internet.de]	P
depreciation compensable	Portugal	CE art. 29.º: separate valuation of the whole, the part taken, and the remainder; depreciation and severance losses itemized and added. [Diário da República, archived official PDF; pgdlisboa.pt]	P

Class		Jurisdiction	Provision, with the department's note	Src
depreciation able	compens-	Austria	EisbEG § 6: on a partial taking, regard both to the value of the ground ceded and to the diminution in value of the remainder. [RIS]	P
depreciation able	compens-	Estonia	KAHOS § 13: direct pecuniary damage on the retained land expressly compensable — a construction work or improvement rendered useless, loss or reduction of the possibility to build, loss or lengthening of access. [Riigi Teataja]	P
depreciation able	compens-	Latvia	Alienation Law s. 25(2)(2): losses include, in any case, the reduction in value of the remaining part and changes in its use. [likumi.lv]	P
depreciation able	compens-	Greece	N. 2882/2001 art. 13(4), as replaced by L. 4070/2012 art. 128(2): <i>idiaiteri apozimiosi</i> (separate compensation) for the remaining part where its value is significantly reduced relative to its intended use. [et.gr]	P
depreciation able	compens-	Georgia	Law 2349/1999 art. 6(4): the purchase proposal must include compensation for related property that is insignificant or less valuable and useless without the property taken. The class fits imperfectly, and the row is flagged in the fact base for editorial review. [matsne.gov.ge]	P
depreciation able	compens-	Azerbaijan	Law 987-IIIQ arts. 56.1.4, 60–62: severance damage to the retained land a mandatory assessment factor; special compensation where the remainder is used for works; the acquiring body may take the remainder where the partial claim equals or exceeds the whole; adjoining land damaged without a taking compensable. No betterment set-off appears in arts. 54–66. [e-qanun.az]	P
depreciation able	compens-	Bolivia	Reglamento de 4-4-1879 art. 19: the <i>demérito</i> that may result from the partial occupation and division of the property in the part not taken paid as indemnifiable damages; the owner's valuation costs included in the price. [lexivox.org]	† M
depreciation able	compens-	Guyana	Cap. 62:05 ss. 18(b), 21, 11: severance damage compensable; the assessment may assume agreed accommodation works; injurious affection compensable where no land is taken. No betterment set-off appears in the text. [mola.gov.gy]	P
extension demand	on owner's	Lithuania	Žemės įstatymas art. 46(10): a small or unusable remainder is, at the owner's request, designed together with the parcel taken as a single parcel — taken with it. [e-seimas.lrs.lt]	P
extension demand	on owner's	Slovakia	Act 282/2015 § 2(4)–(5): the expropriation extends to the remainder where the owner could not use it, or could use it only with disproportionate difficulties, on the owner's objection raised at latest at the oral hearing. [Slov-Lex]	P
extension demand	on owner's	Croatia	Zakon o izvlaštenju art. 10: the remaining part is expropriated at the owner's request where the owner has no economic interest in using it, regard being had to the diminution in its value. [Narodne novine]	P
extension demand	on owner's	Armenia	Law HO-185-N art. 5(2): the owner may demand alienation of the remainder where it loses its economic or functional significance, where at least 75 percent of the whole is taken, or where the remainder's market value falls by at least 25 percent. [arlis.am]	P
extension demand	on owner's	Ecuador	LOSNCOP art. 64; COGEP art. 96(5): the owner may demand total expropriation when left with less than 15 percent of the property by extension or price; a remainder below the municipal minimum lot size must be taken. COGEP art. 96(2) also mandates deduction of <i>plusvalía</i> on a partial expropriation — recorded in the fact base beside this row. [SERCOP portal; Defensoría Pública library]	† M
extension demand	on owner's	Paraguay	Ley 5389/2015 art. 6; Estatuto Agrario art. 99: total acquisition on the owner's demand at fixed urban and rural thresholds; the agrarian parallel permits purchase or exchange of a remnant that has considerably lost productive use value. [bacn.gov.py]	P

A verified negative. One instrument yielded no remainder rule: Malta's Government Lands Act controls partial takings by confining what may be taken — the whole-house, building-site, and minimum-remainder rules of arts. 46–48 — rather than by a severance or betterment head, and no set-off was found [legislation.mt, primary]. This is the department's finding over that instrument's text, and over it only.

E. The states

The statements below answer one question for each country studied in this department: how far does the law of the level immediately below the national one shape real estate valuation? The federal or central government is everywhere involved; what varies is what the level below it adds. Where that level has no legislative competence over real estate, the statement says so, because a reader who is told nothing cannot tell an examined country from an unexamined one.

The statements in this section are the department's working summary. Unlike Tables A to D, they have not been verified against official texts, and they are not among the rows counted above as resting on primary sources.

United States. The states have, generally speaking, **decisive** impact on real estate law, except in lending and in valuer liability. Expropriation, taxation, family law, probate, partnership and insurance are state law, and each state's rules differ; USPAP itself reaches an appraiser through state licensing regulations that vary in how much of it they adopt. Lending is governed nationally, and valuer liability carries a federal overlay through the Fair Housing

Act and ECOA. The fifty states and the District of Columbia are named in the usual way and are not listed here.

Canada. The provinces have, generally speaking, **decisive** impact on real estate law. Property and civil rights are provincial, and each province has its own expropriation statute and tribunal; the federal Act reaches federal takings only, and Quebec's civil law differs in kind from the common law of the others. The ten provinces are Alberta; British Columbia; Manitoba; New Brunswick; Newfoundland and Labrador; Nova Scotia; Ontario; Prince Edward Island; Quebec (*Québec*); and Saskatchewan. The three territories are the Northwest Territories; Nunavut; and Yukon.

Argentina. The provinces have, generally speaking, **decisive** impact on real estate law. Each province legislates its own expropriation procedure and property tax beneath the national Ley 21.499, and the provincial valuation boards fix the figures. The twenty-three provinces are Buenos Aires; Catamarca; Chaco; Chubut; Córdoba; Corrientes; Entre Ríos; Formosa; Jujuy; La Pampa; La Rioja; Mendoza; Misiones; Neuquén; Río Negro; Salta; San Juan; San Luis; Santa Cruz; Santa Fe; Santiago del Estero; Tierra del Fuego; and Tucumán, together with the Autonomous City of Buenos Aires.

Brazil. The states have, generally speaking, **marginal** impact on real estate law. Expropriation is federal: Decreto-Lei 3.365/1941 applies nationally, and the states legislate little that touches valuation. Property tax is set below the level these notes cover.

Mexico. The states have, generally speaking, **decisive** impact on real estate law. Each state has its own expropriation law and its own *valor fiscal* machinery alongside the federal Ley de Expropiación, and the state cadastres set the figure that floors the federal measure.

Bolivia. The departments have, generally speaking, **significant** impact on real estate law under the plurinational autonomies, though the agrarian regime recorded in this issue is national.

Chile. The regions have, generally speaking, **no** impact on real estate law. Expropriation and assessment are national, and the SII revalues centrally; municipalities levy the contribution but do not set the *avalúo*.

Colombia, Peru, Costa Rica, Guatemala, Panama, Uruguay, Paraguay, Ecuador. Unitary states. In each the expropriation measure and the valuation rules are national.

British Virgin Islands. An overseas territory; there is no level below the territorial government for these purposes.

Germany. The states have, generally speaking, **significant** impact on real estate law. Valuation method is federal and uniform: the *Immobilienwertermittlungsverordnung* is made under the Baugesetzbuch and does not vary. What the states organize are the *Gutachterausschüsse*, the committees that publish the *Bodenrichtwerte* on which comparative valuations rest. A reader needs the state to know how the reference data was produced, and does not need it to know the method. The sixteen states (*Länder*) are Baden-Württemberg; Bavaria (*Bayern*); Berlin; Brandenburg; Bremen; Hamburg; Hesse (*Hessen*); Lower Saxony (*Niedersachsen*); Mecklenburg-Western Pomerania (*Mecklenburg-Vorpommern*); North Rhine-Westphalia (*Nordrhein-Westfalen*); Rhineland-Palatinate (*Rheinland-Pfalz*); Saarland; Saxony (*Sachsen*); Saxony-Anhalt (*Sachsen-Anhalt*); Schleswig-Holstein; and Thuringia (*Thüringen*). Berlin, Hamburg and Bremen are city-states, each simultaneously a state and a municipality.

Austria. The states have, generally speaking, **significant** impact on real estate law. The federal EisbEG and the LBG govern the takings recorded in this issue, but expropriation for state roads and much of building and planning law is state law. The nine states (*Länder*) are Burgenland; Carinthia (*Kärnten*); Lower Austria (*Niederösterreich*); Upper Austria (*Oberösterreich*); Salzburg; Styria (*Steiermark*); Tyrol (*Tirol*); Vorarlberg; and Vienna (*Wien*).

Switzerland. The cantons have, generally speaking, **decisive** impact on real estate law. The federal Enteignungsgesetz reaches federal projects; everything else is cantonal, each canton legislating its own expropriation procedure, and planning sits with the cantons under the federal framework law. The *Mehrwertabgabe* recorded in this issue is the clearest case: the federal Raumplanungsgesetz requires the levy and leaves its rate and its reach to the cantons, so the same rule produces different money in each. The twenty-six cantons, in their German forms, with the French or Italian given where that is the canton's own majority language, are Aargau; Appenzell Ausserrhoden; Appenzell Innerrhoden; Basel-Landschaft; Basel-Stadt; Bern; Freiburg (*Fribourg*); Genf (*Genève*); Glarus; Graubünden; Jura; Luzern; Neuenburg (*Neuchâtel*); Nidwalden; Obwalden; Schaffhausen; Schwyz; Solothurn; St. Gallen; Tessin (*Ticino*); Thurgau; Uri; Waadt (*Vaud*); Wallis (*Valais*); Zug; and Zürich.

Belgium. The regions have, generally speaking, **decisive** impact on real estate law. Expropriation procedure was regionalized and is governed separately by each region; the row in Table A is keyed to the Flemish decree. The three regions are Flanders (*Vlaanderen*); Wallonia (*Wallonie*); and Brussels-Capital (*Bruzelles-Capitale / Brussel-Hoofdstad*).

Spain. The autonomous communities have, generally speaking, **significant** impact on real estate law. The Ley de Expropiación Forzosa is national, but urban planning is autonomous and generates the expropriations. The seventeen communities are Andalusia (*Andalucía*); Aragon (*Aragón*); Asturias; the Balearic Islands (*Illes Balears*); the Basque Country (*Euskadi / País Vasco*); the Canary Islands (*Canarias*); Cantabria; Castile and León (*Castilla y León*); Castile-La Mancha (*Castilla-La Mancha*); Catalonia (*Catalunya / Catalunya*); Extremadura; Galicia; La Rioja; Madrid; Murcia; Navarre (*Navarra / Nafarroa*); and Valencia (*Comunitat Valenciana*), with the autonomous cities of Ceuta and Melilla.

Italy. The regions have, generally speaking, **significant** impact on real estate law. DPR 327/2001 is national, but the twenty regions legislate on land use, and five hold special statutes with wider competence: Friuli-Venezia Giulia; Sardinia (*Sardegna*); Sicily (*Sicilia*); Trentino-Alto Adige (*Südtirol*); and Aosta Valley (*Valle d'Aosta*).

France, the Netherlands, Portugal, Greece, Ireland, Luxembourg, Malta, Cyprus, Denmark, Sweden, Finland, Norway, Estonia, Latvia, Lithuania, Croatia, Poland, Czechia, Slovakia, Slovenia, Hungary, Bulgaria, Romania and Moldova. Unitary states. In each the expropriation measure and the valuation rules recorded in Tables A–D are national, and the subdivisions have no legislative competence over them.

England and Wales, Scotland, Northern Ireland. The United Kingdom is not one jurisdiction for these purposes, and this department already treats it as three. Scotland has a separate legal system with its own land law and its own compulsory purchase legislation; Northern Ireland legislates separately again; and Wales has devolved competence over planning and housing while sharing England's land law. The impact of the sub-national level is therefore **decisive**, and a holding is authority for its own jurisdiction.

Georgia, Armenia, Azerbaijan. Unitary states. In each the expropriation measure is national. Georgia's autonomous republics of Abkhazia and Adjara and Azerbaijan's Nakhchivan Autonomous Republic hold formal autonomy whose practical reach is not established here.

United Arab Emirates. The emirates have, generally speaking, **decisive** impact on real estate law. Land and property registration are emirate matters, and Dubai and Abu Dhabi maintain separate regimes and separate registries. The seven emirates are Abu Dhabi; Dubai; Sharjah; Ajman; Umm al-Quwain; Ras al-Khaimah; and Fujairah.

Iraq. The governorates and the Kurdistan Region have, generally speaking, **significant** impact on real estate law; the Kurdistan Region legislates separately and its land administration differs from the federal one.

Egypt, Morocco, Tunisia, Algeria, Jordan, Kuwait, Qatar, Oman, Saudi Arabia, Israel, Türkiye. Unitary states. In each the expropriation measure and the valuation rules are national; governorates and provinces administer rather than legislate.

Nigeria. The states have, generally speaking, **decisive** impact on real estate law. The Land Use Act vests all land in each state in the Governor of that state, so the holder takes a right of occupancy from the state and compensation runs to unexhausted improvements rather than to land value. There are thirty-six states and the Federal Capital Territory.

South Africa. The provinces have, generally speaking, **significant** impact on real estate law; expropriation is a concurrent competence and planning is provincial. The nine provinces are the Eastern Cape; the Free State; Gauteng; KwaZulu-Natal; Limpopo; Mpumalanga; the Northern Cape; North West; and the Western Cape.

Ethiopia. The regional states have, generally speaking, **significant** impact on real estate law; land is publicly owned and administered regionally.

Kenya. The counties have, generally speaking, **significant** impact on real estate law. Kenya is unitary but devolved: forty-seven counties have legislative assemblies, and land functions are shared between the national and county governments.

Angola, Democratic Republic of the Congo. Provinces exist in both; the extent of their legislative competence over land is not established here.

India. The states have, generally speaking, **decisive** impact on real estate law. Land is a State List subject; acquisition and requisition are concurrent, and several states have enacted their own amendments to the national 2013 Act, so the applicable rule is the state's.

Pakistan. The provinces have, generally speaking, **decisive** impact on real estate law; land is provincial and the provinces legislate their own acquisition rules. The four provinces are Balochistan; Khyber Pakhtunkhwa; Punjab; and Sindh, with Islamabad Capital Territory.

Malaysia. The states have, generally speaking, **decisive** impact on real estate law. Land is a state matter under

the Federal Constitution, administered through the National Land Code by state land offices, and Sabah and Sarawak have separate land ordinances.

Japan. The prefectures have, generally speaking, **significant** impact on real estate law. Land law is national, but the prefectural land price survey runs alongside the national published land price, so prefectural bodies produce reference figures the valuation uses. There are forty-seven prefectures.

Indonesia. The provinces have, generally speaking, **significant** impact on real estate law under regional autonomy, though land registration and acquisition run through the national agency.

South Korea, Taiwan, Thailand. The sub-national level has, generally speaking, **no** legislative impact on real estate law; in each the acquisition statute and the valuation rules are national.

Australia. The states have, generally speaking, **decisive** impact on real estate law. Land law and compulsory acquisition are state matters, each state having its own acquisition act and its own tribunal; the Commonwealth Act reaches Commonwealth acquisitions only. The six states are New South Wales; Queensland; South Australia; Tasmania; Victoria; and Western Australia, with the Australian Capital Territory and the Northern Territory.

New Zealand. A unitary state; the regions have no legislative competence over real estate law, and the Public Works Act applies nationally.

Verification

Across the four tables the companion fact base asserts one hundred and eighteen rows. Ninety-eight rest on a primary official source; the remaining rows carry the markers shown (thirteen consolidated mirrors, five marked transcriptions, two commentary or official summaries). The eight terms of art defined above are mirrored one-for-one by `term_coined/2` facts.

Verification basis. Rows are verified against the per-row sources they cite in the passes conducted for this issue: the regional-digest verification; the terminology-verification pass of 28 August–1 September 2026, whose findings are documented, with sources, in Foundations entry 013 (Terminological Divergence); the EU-additions verification pass of 2 September 2026, which added the rows of eleven European Union jurisdictions (Belgium, Luxembourg, Austria, Estonia, Latvia, Lithuania, Slovakia, Croatia, Greece, Cyprus, and Malta); the additions pass of the same date, which added the rows of nine further jurisdictions (Georgia, Armenia, Azerbaijan, Ecuador, Paraguay, Uruguay, Bolivia, Guyana, and Thailand); and, on 19 September 2026, the verification on Legifrance of the French disregard row of Table C, with the re-reading on the official portals (Legifrance, `gesetze-im-internet.de`, `e-Sbirka`) of the other French rows and the German and Czech rows, first read on private consolidations. Rows whose instruments are not treated in a regional digest rest on the pass that verified them. All eleven jurisdictions added in the EU-additions pass are EU member states and parties to the European Convention on Human Rights; as throughout, each row remains a claim about the national instrument’s text only, and no supranational-law claim is made.

Every quantified comparative claim in this section — every sentence of the form “of the N rules verified, $k \dots$ ” — is asserted in the companion as a `quantified_claim/2` fact and independently recomputed from the fact base by a `computed/2` predicate; each such sentence in this file sits next to a source comment naming its predicate. The companion’s `check/0` verifies, in order: vocabulary closure; that every fact carries a `verified_source/2` entry; that every coined term used here has its `term_coined/2` mirror; that every asserted number equals its recomputation; that no jurisdiction sits in two device classes without an express `both_classes/3` annotation; and that every row listed as keyed otherwise than to the acquiring project is a device row. `check/0` passed against this text before printing. The companion lives beside this file in the issue source tree, at `recent-court-cases/recent-court-decisions-synthesis/devices`. It is reproduced in full in the appendix, and runs with `swipl -g check -t halt devices.pl`.

Appendix: the companion fact base (devices.pl)

```
% SPDX-License-Identifier: AGPL-3.0-or-later
% Copyright (C) 2026 William Bert Craytor. Published by The Valuation Engineer
% Journal (Pacific Vista Net). This program is free software: you can
% redistribute it and/or modify it under the terms of the GNU Affero General
% Public License as published by the Free Software Foundation, either version 3
% of the License, or (at your option) any later version. It is distributed
% WITHOUT ANY WARRANTY, without even the implied warranty of MERCHANTABILITY or
% FITNESS FOR A PARTICULAR PURPOSE; see the COPYING file beside it or
% <https://www.gnu.org/licenses/agpl-3.0.html>.
```

```

% devices.pl -- machine-checked companion to
% "The Measure, the Date, and the Device: statutory form in the
% instruments verified (C4)"
% The Valuation Engineer, Vol. 1, Issue 2 (Fall 2026),
% Recent Court Decisions department.
%
% Run: swipl -g check -t halt devices.pl
%
% Every quantified comparative claim printed in the section is asserted
% here as quantified_claim/2 and independently recomputed from the fact
% base by computed/2; check/0 fails if any recomputation disagrees, if
% any vocabulary is open, if any fact lacks a source, if any coined term
% lacks a term_coined/2 fact, if any jurisdiction sits in two device
% classes without a both_classes/3 annotation, or if a keyed_otherwise/3
% fact names no device row.
%
% Source-quality vocabulary (closed):
% primary -- official portal of the enacting state
% mirror -- consolidated unofficial mirror of the text
% transcription -- marked transcription (e.g. Wikisource; corrected
% departmental transcription; machine OCR of an
% official scan)
% commentary -- official summaries or cited commentary
%
% All facts describe instrument TEXT as last re-consulted 2026-08-31
% (original corpus) or 2026-09-02 (the rows of the eleven EU
% jurisdictions added in the EU-additions pass, and the rows of the
% nine further jurisdictions -- Georgia, Armenia, Azerbaijan, Ecuador,
% Paraguay, Uruguay, Bolivia, Guyana and Thailand -- added in the
% additions pass, both of 2 September 2026), or 2026-09-19 (the France
% disregard row, added and verified on legifrance.gouv.fr on that
% date; on the same date the other three France rows, the two Germany
% rows and the three Czechia rows, first read on private
% consolidations, were re-read on legifrance.gouv.fr,
% gesetze-im-internet.de and e-sbirka.gov.cz, and their sources
% changed to those official portals).
%
% Verification basis: rows are verified against the per-row sources
% they cite in two passes conducted for this issue -- the
% regional-digest verification, and the terminology-verification pass
% of 28 Aug - 1 Sep 2026, whose findings are documented, with sources,
% in Foundations entry 013 (Terminological Divergence). Rows whose
% instruments are not treated in a regional digest rest on the latter
% pass. The rows of the eleven EU jurisdictions added in this
% revision rest on the EU-additions verification pass of
% 2 September 2026; the rows of the nine further jurisdictions
% (Georgia, Armenia, Azerbaijan, Ecuador, Paraguay, Uruguay, Bolivia,
% Guyana, Thailand) rest on the additions pass of the same date.

:- disjoint measure_rule/4.
:- disjoint date_rule/4.
:- disjoint device/4.
:- disjoint remainder_rule/4.
:- disjoint verified_source/2.
:- disjoint rule_purpose/2.
:- disjoint no_device_found/3.
:- disjoint both_classes/3.

consulted_on('2026-08-31'). % original corpus
consulted_on('2026-09-02'). % EU-additions and additions passes
% (eleven EU + nine further jurisdictions)
consulted_on('2026-09-19'). % France disregard row; official-portal

```

```

% re-reading of the France, Germany and
% Czechia rows

% -----
% Closed vocabularies
% -----
valid_quality(primary).
valid_quality(mirror).
valid_quality(transcription).
valid_quality(commentary).

valid_purpose(compulsory_acquisition).
valid_purpose(war_damage_compensation).

valid_measure_class(market_value_plus_percentage).
valid_measure_class(market_value_with_percentage_reduction).
valid_measure_class(full_compensation_clause).
valid_measure_class(direct_and_necessary_damage).
valid_measure_class(higher_of_enumerated_bases).
valid_measure_class(objective_value_with_exclusions).
valid_measure_class(commercial_value_with_fiscal_floor).
valid_measure_class(committee_assessed_with_zoned_deductions).
valid_measure_class(rent_refund_plus_improvements).
valid_measure_class(area_times_unit_value_capped).
% Added in the EU-additions pass of 2026-09-02:
valid_measure_class(market_value).
valid_measure_class(open_market_value).
% Added in the additions pass of 2026-09-02 (nine further
% jurisdictions):
valid_measure_class(cadastral_value_plus_capped_percentage).
valid_measure_class(rental_and_sale_value).
valid_measure_class(market_price_with_enumerated_factors).

valid_date_anchor(project_approval_publication).
valid_date_anchor(fifteenth_day_after_announcement_period).
valid_date_anchor(expropriation_decision).
valid_date_anchor(initiation_of_justiprecio_expediente).
valid_date_anchor(first_instance_decision).
valid_date_anchor(expropriation_application).
valid_date_anchor(initiation_of_proceedings).
valid_date_anchor(dispossession).
valid_date_anchor(filing_of_action).
valid_date_anchor(prior_permitted_use).
valid_date_anchor(declaration_of_public_utility_publication).
% Added in the EU-additions pass of 2026-09-02:
valid_date_anchor(first_valuation_in_proceedings).
valid_date_anchor(inspection_day).
valid_date_anchor(valuation_report_preparation).
valid_date_anchor(date_of_expert_report).
valid_date_anchor(provisional_determination_hearing).
valid_date_anchor(notice_of_acquisition_publication).
% Added in the additions pass of 2026-09-02:
valid_date_anchor(inventory_date).
valid_date_anchor(project_announcement).
valid_date_anchor(immediately_before_expropriation).
valid_date_anchor(expropriation_zone_decree_effective).

valid_device_class(disregard).
valid_device_class(date_fixing).
valid_device_class(use_restriction).
valid_device_class(one_way_ratchet).
valid_device_class(conferral).

```

```

valid_remainder_class(set_off_permitted).
valid_remainder_class(set_off_capped).
valid_remainder_class(set_off_prohibited).
valid_remainder_class(depreciation_compensable).
% Added in the EU-additions pass of 2026-09-02:
valid_remainder_class(extension_on_owner_demand).

% -----
% Coined terms. Each mirrors one definition in the section's
% "Terms of art" block; coined_terms_in_tex/1 is the manual list of the
% terms actually used in the tex.
% -----
term_coined(measure,
  'the quantity the compensation provision directs be paid, at the level of its stated formula').
term_coined(device,
  'the structural mechanism by which an instrument controls the influence, on the compensation figure, of
  the expropriation itself or of a public project the text connects to the taking (in seven rows
  keyed otherwise: Germany, the imminent expropriation; Egypt, a prior project; Portugal, the
  declaration of public utility itself; Cyprus, requisition-period works; Malta, works of a competent
  authority; Ecuador, public works and other causes foreign to the owner's action; France, beside
  the announcement of the works, the prospect of land-use-rule changes and recent public works
  generally)').
term_coined(disregard,
  'a textual instruction that a stated influence on value be left out of account in the valuation itself
  ').
term_coined(date_fixing,
  'control effected by anchoring the valuation to a time at or before which the project influence is
  treated as not yet embedded in value').
term_coined(use_restriction,
  'control effected by confining the considerable state or use of the property to one fixed independently
  of the project').
term_coined(one_way_ratchet,
  'a provision under which the anchored figure may move in one stated direction only').
term_coined(conferral,
  'an instruction that value attributable to the expropriation-purpose designation be counted where it
  favours the owner').
term_coined(set_off,
  'deduction from compensation for the part taken of a works-caused increase in the value of the part
  retained').

coined_terms_in_tex([measure, device, disregard, date_fixing,
  use_restriction, one_way_ratchet, conferral,
  set_off]).

% -----
% A. THE MEASURE -- measure_rule(Jurisdiction, Provision, Class, Quality)
% -----
measure_rule(sweden, 'Expropriationslagen (1972:719) ch. 4',
  market_value_plus_percentage, primary).
verified_source(measure-sweden, 'riksdagen.se').
rule_purpose(sweden, compulsory_acquisition).

measure_rule(finland, 'Law 520/2025, secs. 30 and 38 a',
  market_value_plus_percentage, primary).
verified_source(measure-finland, 'finlex.fi').
rule_purpose(finland, compulsory_acquisition).

measure_rule(italy, 'DPR 327/2001 art. 37, as amended by L. 244/2007',
  market_value_with_percentage_reduction, primary).
verified_source(measure-italy, 'normattiva.it').
rule_purpose(italy, compulsory_acquisition).

```

```

% Verified against grundloven.dk, a dedicated but unofficial text;
% retsinformation.dk unreachable at verification.
measure_rule(denmark, 'Grundlov sec. 73',
    full_compensation_clause, mirror).
verified_source(measure-denmark, 'grundloven.dk').
rule_purpose(denmark, compulsory_acquisition).

measure_rule(netherlands, 'Omgevingswet art. 15.18',
    direct_and_necessary_damage, primary).
verified_source(measure-netherlands, 'iplo.nl').
rule_purpose(netherlands, compulsory_acquisition).

measure_rule(norway, 'Vederlagslova secs. 4-7',
    higher_of_enumerated_bases, primary).
verified_source(measure-norway, 'lovdata.no').
rule_purpose(norway, compulsory_acquisition).

measure_rule(czechia,
    'Act 184/2006 Sb. sec. 10(4), with Act 151/1997 Sb. sec. 2',
    higher_of_enumerated_bases, primary).
verified_source(measure-czechia, 'e-sbirka.gov.cz').
rule_purpose(czechia, compulsory_acquisition).

measure_rule(poland, 'UGN arts. 134(3)-(4)',
    higher_of_enumerated_bases, primary).
verified_source(measure-poland, 'isap.sejm.gov.pl').
rule_purpose(poland, compulsory_acquisition).

measure_rule(argentina, 'Ley 21.499 art. 10',
    objective_value_with_exclusions, primary).
verified_source(measure-argentina, 'infoleg.gob.ar').
rule_purpose(argentina, compulsory_acquisition).

% Valor real e corrente do bem de acordo com o seu destino efectivo ou
% possivel numa utilizacao economica normal, with the art. 23(2)
% enumerated exclusions. Verified against the archived official
% gazette PDF (Diario da Republica I-A n. 219, 18-9-1999, files.dre.pt
% via Wayback), cross-checked with the pgdlistboa.pt consolidation
% (current through Lei 56/2008).
measure_rule(portugal, 'Codigo das Expropriacoes (Lei 168/99) art. 23(1)-(2)',
    objective_value_with_exclusions, primary).
verified_source(measure-portugal,
    'Diario da Republica I-A n. 219, 18-9-1999 (files.dre.pt, archived); pgdlistboa.pt').
rule_purpose(portugal, compulsory_acquisition).

measure_rule(mexico,
    'Ley de Expropiacion art. 10 (unamended since DOF 27-01-2012)',
    commercial_value_with_fiscal_floor, primary).
verified_source(measure-mexico, 'diputados.gob.mx').
rule_purpose(mexico, compulsory_acquisition).

measure_rule(qatar, 'Law 8/2022 arts. 27-29',
    committee_assessed_with_zoned_deductions, primary).
verified_source(measure-qatar, 'almeezan.qa').
rule_purpose(qatar, compulsory_acquisition).

measure_rule(nigeria, 'Land Use Act s. 29',
    rent_refund_plus_improvements, commentary).
verified_source(measure-nigeria, 'official summaries').
rule_purpose(nigeria, compulsory_acquisition).

```

```

% Different purpose: war-damage compensation, not compulsory acquisition.
measure_rule(ukraine, 'Law 2923-IX art. 8(4); CMU Resolution 600/2023',
    area_times_unit_value_capped, primary).
verified_source(measure-ukraine, 'zakon.rada.gov.ua').
rule_purpose(ukraine, war_damage_compensation).

% --- EU additions, verified 2026-09-02. All eleven jurisdictions
% below are EU member states and ECHR parties; every fact remains a
% claim about national instrument text only. ---

% Keyed to the Flemish decree (the procedure is regional; the Walloon
% decree of 22-11-2018 and, in Brussels, the federal law of 1962 are
% not rowed). The decree restates Const. art. 16 and states no
% formula beyond fair and prior compensation (billijke en
% voorafgaandelijke schadeloosstelling).
measure_rule(belgium,
    'Vlaams Onteigeningsdecreet art. 3, par. 5, with Const. art. 16',
    full_compensation_clause, primary).
verified_source(measure-belgium, 'ejustice.just.fgov.be (Justel)').
rule_purpose(belgium, compulsory_acquisition).

% The 1979 law prescribes procedure, not method; the measure is the
% constitutional juste indemnité (Const. art. 36).
measure_rule(luxembourg,
    'Const. art. 36; Loi du 15 mars 1979 (no formula stated)',
    full_compensation_clause, primary).
verified_source(measure-luxembourg, 'legilux.public.lu').
rule_purpose(luxembourg, compulsory_acquisition).

% Schadloshaltung for all pecuniary disadvantages caused by the
% expropriation (EisbEG, with ABGB par. 365); in the judicial phase
% the LBG directs the Verkehrswert as the default measure.
measure_rule(austria,
    'EisbEG par. 4(1), with ABGB par. 365; LBG par. 2',
    full_compensation_clause, primary).
verified_source(measure-austria, 'ris.bka.gv.at').
rule_purpose(austria, compulsory_acquisition).

% Statute correction: the governing act since 2018 is KAHOS, whose
% sec. 48 repealed the Immovables Expropriation Act (KASVS, 1995).
% Turuvaartus (market value) plus direct pecuniary damage and lost
% income (sec. 11(2)); a natural person's dwelling at land market
% value plus the building's construction cost (sec. 12(5)).
measure_rule(estonia, 'KAHOS secs. 11(2), 12(4)-(5)',
    market_value, primary).
verified_source(measure-estonia,
    'riigiteataja.ee (RT I, 04.12.2024, 10)').
rule_purpose(estonia, compulsory_acquisition).

% Sec. 21 equivalence formula; sec. 22(1) market value plus losses;
% sec. 22(4) plus five percent where the property is the owner's
% only dwelling.
measure_rule(latvia, 'Alienation Law (2010) secs. 21, 22(1), 22(4)',
    full_compensation_clause, primary).
verified_source(measure-latvia, 'likumi.lv').
rule_purpose(latvia, compulsory_acquisition).

% Money at market value plus enumerated consequential losses; a
% dwelling by at least two valuation methods, the higher value paid.
measure_rule(lithuania,
    'Zemes istatymas art. 47(1); Civil Code art. 4.100(2)',
    market_value, primary).

```

```

verified_source(measure-lithuania, 'e-seimas.lrs.lt').
rule_purpose(lithuania, compulsory_acquisition).

% Vseobecna hodnota (general value) on an expert opinion not older
% than two years, the award floored at that value; Decree 492/2004
% Annex 3 defines the objectivised most probable price.
measure_rule(slovakia,
    'Act 282/2015 Z. z. sec. 4(3); Decree 492/2004 Z. z.',
    objective_value_with_exclusions, primary).
verified_source(measure-slovakia, 'slov-lex.sk').
rule_purpose(slovakia, compulsory_acquisition).

measure_rule(croatia,
    'Zakon o izvlastenju (NN 74/14) art. 11, as replaced by NN 69/17; art. 46(1)',
    market_value, primary).
verified_source(measure-croatia, 'narodne-novine.nn.hr').
rule_purpose(croatia, compulsory_acquisition).

% Pliris apozimiosi (full compensation) corresponding to the value of
% the property; adjacent and like-kind properties and revenue as the
% evidentiary criterion.
measure_rule(greece, 'Const. art. 17(2); N. 2882/2001 art. 13(1)',
    full_compensation_clause, primary).
verified_source(measure-greece, 'et.gr (FEK gazette PDFs)').
rule_purpose(greece, compulsory_acquisition).

measure_rule(cyprus, 'Law 15/1962 s. 10(a)', open_market_value, mirror).
verified_source(measure-cyprus, 'cylaw.org (consolidated mirror)').
rule_purpose(cyprus, compulsory_acquisition).

% Statute correction: Cap. 88 (Land Acquisition Ordinance, 1935) was
% repealed in 2017; the governing act is the Government Lands Act.
measure_rule(malta, 'Government Lands Act (Cap. 573) art. 61(1)(a)-(b)',
    open_market_value, primary).
verified_source(measure-malta, 'legislation.mt').
rule_purpose(malta, compulsory_acquisition).

% --- Additions pass, verified 2026-09-02: Georgia, Armenia and
% Azerbaijan (South Caucasus); Ecuador, Paraguay, Uruguay, Bolivia and
% Guyana (Latin America and the Guianas); and Thailand. Every fact
% remains a claim about national instrument text only. ---

% Money or other property having the same market value as the
% expropriated property (art. 1(f)); the expropriator's
% independent-expert valuation is a statutory floor (art. 6(2)); final
% evaluation, on dispute, by the court on an independent expert's
% market-value opinion (arts. 8-9).
measure_rule(georgia, 'Law 2349/1999 arts. 1(f), 6(2), 9',
    market_value, primary).
verified_source(measure-georgia,
    'matsne.gov.ge (doc 16480, consolidation 13.06.2023; official EN translation)').
rule_purpose(georgia, compulsory_acquisition).

% Art. 11(1): the amount fifteen percent above the market value of
% the property being alienated is deemed equivalent; a second,
% conduct-conditional 15 percent on agreement and timely vacation
% (art. 11(1.1)); derelict-dwelling carve-out at comparable sound
% value minus 30 percent (art. 11(4.3)).
measure_rule(armenia, 'Law H0-185-N arts. 11(1), 11(1.1), 11(4.3)',
    market_value_plus_percentage, primary).
verified_source(measure-armenia,
    'arlis.am (act 220993, official incorporation from 17.02.2026)').

```

```

rule_purpose(armenia, compulsory_acquisition).

% Fair compensation (art. 54.1) computed by the market price (art. 58)
% or the restoration price (art. 59, replacement cost without
% depreciation deduction), the HIGHER applying where both methods are
% available (art. 55.2); disturbance, a graduated dwelling hardship
% payment and interest sit outside the value figure.
measure_rule(azerbaijan, 'Law 987-IIIQ arts. 54.1, 55.2, 58, 59',
    higher_of_enumerated_bases, primary).
verified_source(measure-azerbaijan, 'e-qanun.az (framework 19613)').
rule_purpose(azerbaijan, compulsory_acquisition).

% Negotiated price capped at the municipal cadastral avaluo (of the
% predial-tax year before the anuncio del proyecto, or the
% declaratoria for non-works acquisitions) plus at most 10 percent,
% minus works-derived plusvalia; failing agreement the administrative
% act takes the avaluo as price and the owner contests the justa
% valoracion judicially. A price CEILING -- the inverse of Mexico's
% fiscal floor.
measure_rule(ecuador, 'LOSNCP arts. 62-63 (as substituted, R.O. 140-4S, 7-X-2025)',
    cadastral_value_plus_capped_percentage, mirror).
verified_source(measure-ecuador,
    'portal.compraspublicas.gob.ec (SERCOP; Lexis consolidation to 7-X-2025)').
rule_purpose(ecuador, compulsory_acquisition).

% Corridor measure: justiprecio at the market value of the property
% plus the improvements introduced (art. 10), fixed by the MOPC
% valuation department (art. 2(e)) and capping the indemnity save
% judicial contradiction (art. 31). The agrarian track (Estatuto
% Agrario art. 102) is recorded here, not as a second row.
measure_rule(paraguay, 'Ley 5389/2015 arts. 2(e), 10, 31',
    market_value, primary).
verified_source(measure-paraguay,
    'bacn.gov.py (Ley 5389/2015 full text, promulgated 8-I-2015)').
rule_purpose(paraguay, compulsory_acquisition).

% Art. 29: value of the property in the period immediately before the
% expropriation, plus damages that are its forced consequence;
% hypothetical or future advantages and late-registered contracts
% excluded; art. 28 brackets the award between the Administration's
% offer and the owner's demand.
measure_rule(uruguay, 'Ley 3958 art. 29, with art. 28',
    objective_value_with_exclusions, primary).
verified_source(measure-uruguay,
    'impo.com.uy (Diario Oficial 3-4-1912 scan, pp. 23-26; amendment texts)').
rule_purpose(uruguay, compulsory_acquisition).

% General regime: the value en renta y venta of the estate (art. 19)
% plus consequential damages (art. 7), by party-named peritos with a
% third in discord.
measure_rule(bolivia, 'Reglamento 4-4-1879 arts. 7 and 19 (Ley 30-12-1884)',
    rental_and_sale_value, mirror).
verified_source(measure-bolivia,
    'lexivox.org (BO-DS-18790404; BO-L-18841230-2), sourced from gacetaoficialdebolivia.gob.bo').
rule_purpose(bolivia, compulsory_acquisition).

% Agrarian regime, keyed separately: market value of the land,
% improvements, productive and conservation investments, fixed
% administratively; the original 1996 art. 60 measured by the owner's
% own two-year tax declarations, replaced 2006.
measure_rule(bolivia_agrarian, 'Ley 1715 art. 60 (text of Ley 3545 art. 35)',
    market_value, primary).

```

```

verified_source(measure-bolivia_agrarian,
    'gacetaoficialdebolivia.gob.bo (norm 4015, Ley 3545 full text)').
rule_purpose(bolivia_agrarian, compulsory_acquisition).

% S. 18(a): market value at the Gazette publication of the s. 3 order;
% heads for severance, injurious affection and removal; s. 19
% discretionary additional percentage at the date of the award.
measure_rule(guyana, 'Cap. 62:05 ss. 15, 18 and 19', market_value, primary).
verified_source(measure-guyana, 'mola.gov.gy (Laws of Guyana, L.R.O. 1/2012)').
rule_purpose(guyana, compulsory_acquisition).

% Committee-fixed price, five factors taken together, the market price
% first among them (s. 20(1)-(5)); carried over to the compensation
% fixed at the expropriation stage (s. 38).
measure_rule(thailand,
    'Act on Expropriation and Acquisition of Immovable Property B.E. 2562 (2019) ss. 20, 38',
    market_price_with_enumerated_factors, primary).
verified_source(measure-thailand,
    'ratchakitcha.soc.go.th (archived official gazette PDF, vol. 136 pt. 71 Kor, 29 May 2019)').
rule_purpose(thailand, compulsory_acquisition).

% -----
% B. THE DATE -- date_rule(Jurisdiction, Provision, Anchor, Quality)
% -----
date_rule(japan, 'Land Expropriation Act art. 71',
    project_approval_publication, primary).
verified_source(date-japan, 'elaws.e-gov.go.jp').

date_rule(taiwan,
    'Land Expropriation Act art. 30; Enforcement Rules art. 30',
    fifteenth_day_after_announcement_period, primary).
verified_source(date-taiwan, 'law.moj.gov.tw').

date_rule(qatar, 'Law 8/2022 art. 11',
    expropriation_decision, primary).
verified_source(date-qatar, 'almeezan.qa').

date_rule(spain, 'LEF art. 36',
    initiation_of_justiprecio_expediente, primary).
verified_source(date-spain, 'boe.es').

% Anchored to publication of the declaracao de utilidade publica (DUP);
% the sum is then updated to the final decision per the consumer price
% index excluding housing (INE). NOT a device row: the project's
% influence is controlled by art. 23(2), not by the date.
date_rule(portugal, 'Codigo das Expropriacoes art. 23(1) with art. 24(1)',
    declaration_of_public_utility_publication, primary).
verified_source(date-portugal,
    'Diario da Republica I-A n. 219, 18-9-1999 (files.dre.pt, archived); pgdilisboa.pt').

date_rule(france, 'Code de l''expropriation art. L. 322-2',
    first_instance_decision, primary).
verified_source(date-france, 'legifrance.gouv.fr').

date_rule(czechia, 'Act 184/2006 Sb. sec. 10(5)',
    expropriation_application, primary).
verified_source(date-czechia, 'e-sbirka.gov.cz').

date_rule(slovenia, 'ZUreP-3 art. 327',
    initiation_of_proceedings, primary).
verified_source(date-slovenia, 'Uradni list RS').

```

```

date_rule(argentina, 'Ley 21.499 art. 20',
           dispossession, primary).
verified_source(date-argentina, 'infoleg.gob.ar').

date_rule(turkiye,
           'Yargitay 5. HD, 2020/4695 E., 2021/861 K., 3 Feb 2021 (takings without formal process)',
           filing_of_action, commentary).
verified_source(date-turkiye, 'cited commentary source').

% Statutory text only; the expropriation rulings in this issue's
% Recent Russian Court Cases (C11) do not treat this provision.
date_rule(russia, 'Zemelny Kodeks art. 56.8(5)',
           prior_permitted_use, mirror).
verified_source(date-russia, 'consolidated mirror').

% --- EU additions, verified 2026-09-02 ---

% Planning-instrument takings only (art. 12bis, inserted 2013,
% reworded 2018): value as on the day before the FIRST publication in
% the Journal officiel of the relevant Government-in-council decision;
% the general evolution of prices is, however, taken into account.
% Outside art. 12bis the law fixes no valuation date.
date_rule(luxembourg, 'Loi du 15 mars 1979 art. 12bis',
           project_approval_publication, primary).
verified_source(date-luxembourg, 'legilux.public.lu').

% The date on which a professional valuer or the proceedings-conducting
% authority first determined the value in the proceedings; the
% authority may update the date where justified.
date_rule(estonia, 'KAHOS sec. 11(5)',
           first_valuation_in_proceedings, primary).
verified_source(date-estonia, 'riigiteataja.ee (RT I, 04.12.2024, 10)').

% The apsekosanas diena (inspection day), in the use lawfully
% initiated.
date_rule(latvia, 'Alienation Law secs. 19(1), 22(2)',
           inspection_day, primary).
verified_source(date-latvia, 'likumi.lv').

% Report valid twelve months; value-zone price movement between
% approval of the planning document and preparation of the report is
% counted -- the price level is taken late, the use early (see the
% use_restriction device row).
date_rule(lithuania, 'Zemes istatymas art. 47(1)',
           valuation_report_preparation, primary).
verified_source(date-lithuania, 'e-seimas.lrs.lt').

% No statutory anchor: the expert opinion speaks ku dnu ohodnotenia
% (as at the date of valuation) and may not be older than two years,
% leaving the effective date to the expert report.
date_rule(slovakia,
           'Act 282/2015 sec. 4(3); Decree 492/2004 Annex 3',
           date_of_expert_report, primary).
verified_source(date-slovakia, 'slov-lex.sk').

% At the first-instance expropriation decision or the settlement.
date_rule(croatia, 'Zakon o izvlastenju art. 46(1)',
           first_instance_decision, primary).
verified_source(date-croatia, 'narodne-novine.nn.hr').

% The hearing on the provisional determination; on direct application
% for final determination, that hearing; the final hearing controls

```

```

% where it falls more than a year after the provisional one.
date_rule(greece, 'Const. art. 17(2); N. 2882/2001 art. 13(1)',
    provisional_determination_hearing, primary).
verified_source(date-greece, 'et.gr (FEK gazette PDFs)').

% Publication of the notice of acquisition; the partial-taking rules
% (st) and (z) likewise take the facts at that publication.
date_rule(cyprus, 'Law 15/1962 s. 10(a)',
    notice_of_acquisition_publication, mirror).
verified_source(date-cyprus, 'cyllaw.org (consolidated mirror)').

% Value within the period of publication of the Declaration, carried
% to payment by the inflation index of the Cap. 158 schedule.
date_rule(malta, 'Government Lands Act art. 61(1)(c)',
    declaration_of_public_utility_publication, primary).
verified_source(date-malta, 'legislation.mt').

% --- Additions pass, verified 2026-09-02 ---

% Art. 11(3.1): market value assessed and determined as of the day the
% valuation is carried out.
date_rule(armenia, 'Law HO-185-N art. 11(3.1)',
    valuation_report_preparation, primary).
verified_source(date-armenia,
    'arlis.am (act 220993, official incorporation from 17.02.2026)').

% The siyahiya alinma tarixi (inventory date): the market price is the
% land's probable open-market price in its condition as at that date,
% computed from notarised comparable sales in the three preceding
% months; post-inventory improvements excluded (art. 57.1.5).
date_rule(azerbaijan, 'Law 987-IIIQ arts. 58.1-58.2, 57.1.5',
    inventory_date, primary).
verified_source(date-azerbaijan, 'e-qanun.az (framework 19613)').

% The anuncio del proyecto (LOOTUGS art. 66) fixes the avaluo of
% property in the works' zone of influence at its value on the
% announcement date, lapsing if the project does not begin within
% three years; LOSNCP art. 62 takes the cadastral avaluo on which
% predial tax was paid the year before that announcement (or the
% declaratoria).
date_rule(ecuador, 'LOOTUGS art. 66 with LOSNCP art. 62',
    project_announcement, mirror).
verified_source(date-ecuador,
    'sot.gob.ec (LOOTUGS, consolidation to 30-I-2024); portal.compraspublicas.gob.ec').

% Art. 29 first limb: en la epoca inmediata anterior a la expropiacion
% (the period immediately before the expropriation).
date_rule(uruguay, 'Ley 3958 art. 29',
    immediately_before_expropriation, primary).
verified_source(date-uruguay,
    'impo.com.uy (Diario Oficial 3-4-1912 scan, p. 26)').

% Market value at the Gazette publication of the s. 3 order declaring
% the work a public work -- before the acquisition order (s. 6) and
% the vesting (s. 7). Reused anchor (the DUP-publication anchor of
% the Portugal and Malta rows), a deliberate reuse.
date_rule(guyana, 'Cap. 62:05 s. 18(a)',
    declaration_of_public_utility_publication, primary).
verified_source(date-guyana, 'mola.gov.gy (Laws of Guyana, L.R.O. 1/2012)').

% The market limb dated to the day the s. 8 delineating royal decree
% takes effect (s. 20(1)); the decree runs at most five years (s. 9).

```

```

date_rule(thailand,
  'Act B.E. 2562 (2019) s. 20(1) with s. 8',
  expropriation_zone_decree_effective, primary).
verified_source(date-thailand,
  'ratchakitcha.soc.go.th (archived official gazette PDF, vol. 136 pt. 71 Kor, 29 May 2019)').

% Verified silences: the acts of Georgia (Law 2349/1999), Paraguay
% (Ley 5389/2015) and Bolivia (both regimes) contain no valuation-date
% provision; no date_rule/4 is asserted for them.

% -----
% C. THE DEVICE -- device(Jurisdiction, Provision, Class, Quality)
% -----
device(ontario, 'Expropriations Act s. 14(4)(b)', disregard, primary).
verified_source(device-ontario-disregard, 'ontario.ca e-Laws').

device(czechia, 'Act 184/2006 Sb. sec. 10(5)', disregard, primary).
verified_source(device-czechia-disregard, 'e-sbirka.gov.cz').

device(korea, 'Land Compensation Act art. 67(2)', disregard, primary).
verified_source(device-korea-disregard, 'law.go.kr').

% Keyed to the imminent expropriation's advance effect, not a named project.
device(germany, 'BauGB sec. 95(2) Nr. 2', disregard, primary).
verified_source(device-germany-disregard, 'gesetze-im-internet.de').

device(spain, 'LEF art. 36.1', disregard, primary).
verified_source(device-spain-disregard, 'boe.es').

% "Nao pode tomar-se em consideracao a mais-valia que resultar: a) Da
% propria declaracao de utilidade publica da expropriacao" -- keyed to
% the DECLARATION itself (like Germany's expropriation-keyed rule, not
% a named project). Sub-item b) (prior public works within five years,
% where no betterment charge was levied) parallels the Egyptian
% prior-project limb and is recorded in this note, not as a second row.
device(portugal, 'Codigo das Expropriacoes art. 23(2) a)',
  disregard, primary).
verified_source(device-portugal-disregard,
  'Diario da Republica I-A n. 219, 18-9-1999 (files.dre.pt, archived); pgdlistboa.pt').

device(turkiye, 'Kamulastirma Kanunu m. 11', disregard, transcription).
verified_source(device-turkiye-disregard, 'Wikisource transcription').

% Increase from a PRIOR public-benefit project not counted where the
% taking occurs within five years.
device(egypt, 'Law 10/1990 art. 18', disregard, transcription).
verified_source(device-egypt-disregard, 'corrected transcription').

device(japan, 'Land Expropriation Act art. 71', date_fixing, primary).
verified_source(device-japan-date_fixing, 'elaws.e-gov.go.jp').

device(taiwan, 'Enforcement Rules art. 30', date_fixing, primary).
verified_source(device-taiwan-date_fixing, 'law.moj.gov.tw').

% Qatar's Law 8/2022 art. 11 remains a date rule (Table B) but is not
% a device row: a date anchor is a device row only where the
% instrument's own text ties the anchor to pre-influence value (Japan;
% Taiwan); art. 11 fixes a valuation moment without addressing the
% project's influence.

% Art. 10 excludes the increase the work to be executed may confer on
% the property: a disregard under the printed definition. Art. 20

```

```

% (a date rule, Table B) anchors at dispossession and is not recorded
% as a device.
device(argentina, 'Ley 21.499 art. 10', disregard, primary).
verified_source(device-argentina-disregard, 'infoleg.gob.ar').

device(france, 'Code de l''expropriation art. L. 322-2',
    use_restriction, primary).
verified_source(device-france-use_restriction, 'legifrance.gouv.fr').
% The same article's final paragraph disregards "changements de valeur"
% since the reference date caused by the announcement of the works, the
% prospect of changes to the land-use rules, or public works in the three
% years before the inquiry: a disregard, in both directions.
device(france, 'Code de l''expropriation art. L. 322-2, final paragraph',
    disregard, primary).
verified_source(device-france-disregard, 'legifrance.gouv.fr').
both_classes(france, disregard, use_restriction).

device(taiwan, 'Enforcement Rules art. 30, second sentence',
    one_way_ratchet, primary).
verified_source(device-taiwan-one_way_ratchet, 'law.moj.gov.tw').

device(poland, 'UGN arts. 134(3)-(4)', conferral, primary).
verified_source(device-poland-conferral, 'isap.sejm.gov.pl').

% Taiwan deliberately carries two classes: the anchor plus its floor.
both_classes(taiwan, date_fixing, one_way_ratchet).

% Verified NEGATIVE, national instruments only: Decree 590 art. 19 is a
% market floor at announcement day; the 2011 assessment measures
% disregard only lease/mortgage/seizure factors. No device found.
no_device_found(prc,
    'Decree 590 art. 19; 2011 assessment measures (national instruments only)',
    primary).
verified_source(no_device-prc, 'gov.cn (State Council)').

% --- EU additions, verified 2026-09-02 ---

% Art. 62: increase or decrease flowing from the purpose of the
% expropriation itself or from the works for which it is authorised
% left out of account; art. 63 extends the instruction to the
% implementing spatial plan, confined to plans finalised no more than
% five years before the expropriation decision.
device(belgium, 'Vlaams Ontheffingsdecreet arts. 62-63',
    disregard, primary).
verified_source(device-belgium-disregard,
    'ejustice.just.fgov.be (Justel)').

% Changes in value caused by the prospect of changes to the land-use
% rules flowing from sectoral master plans or land-occupation plans
% not taken into account, even where evidenced by deeds of sale.
device(luxembourg, 'Loi du 15 mars 1979 art. 12bis, al. 1',
    disregard, primary).
verified_source(device-luxembourg-disregard, 'legilux.public.lu').

% The value of special predilection, and any increase in value the
% object experiences in consequence of the construction of the
% railway, remain out of account.
device(austria, 'EisbEG par. 7(2)', disregard, primary).
verified_source(device-austria-disregard, 'ris.bka.gv.at').

% Where the institution's own design work has changed the value, the
% valuation proceeds on the information characterising the property on

```

```

% the day the sec. 18 notification was sent: project influence removed
% by shifting the effective date back to notification.
device(latvia, 'Alienation Law sec. 19(2)', date_fixing, primary).
verified_source(device-latvia-date_fixing, 'likumi.lv').

% Market value determined per the main land-use purpose and manner of
% use as fixed before registration of the juridical fact that the
% taking procedure commenced (the France-pattern control).
device(lithuania, 'Zemes istatymas art. 47(1), second sentence',
    use_restriction, primary).
verified_source(device-lithuania-use_restriction, 'e-seimas.lrs.lt').

% Art. 46(1) confines the use the valuer may take into account to the
% one held before the redesignation occasioning the taking. Art. 49
% (re-read on narodne-novine.nn.hr, NN 74/14, 2026-09-19) is NOT a
% device row: it denies the owner the cost of investments made after
% notification of the expropriation proposal, save costs necessary for
% use and maintenance -- an owner-side exclusion of the same kind as
% Estonia sec. 8(2), Georgia art. 11 and Thailand s. 23, which control
% the owner's conduct, not the project's influence on value.
device(croatia, 'Zakon o izvlastenju art. 46(1)',
    use_restriction, primary).
verified_source(device-croatia-use_restriction, 'narodne-novine.nn.hr').

% A change in the value of the expropriated property after publication
% of the act of expropriation, and solely because of it, not taken
% into account.
device(greece, 'Const. art. 17(3); N. 2882/2001 art. 13(2)',
    disregard, primary).
verified_source(device-greece-disregard, 'et.gr (FEK gazette PDFs)').

% The narrow works limb only: works, additions, development or
% improvement during the acquiring authority's possession under a
% requisition law left out of account. The section contains no
% general scheme disregard.
device(cyprus, 'Law 15/1962 s. 10(c)', disregard, mirror).
verified_source(device-cyprus-disregard, 'cylaw.org (consolidated mirror)').

% The value taken without regard to any improvements or works done by
% a competent authority.
device(malta, 'Government Lands Act art. 61(1)(c)', disregard, primary).
verified_source(device-malta-disregard, 'legislation.mt').

% Verified NEGATIVE: KAHOS sec. 8(2) refuses compensation only for
% obligations assumed, income lost thereby and improvements made after
% delivery of the notice of proceedings (an owner-side rule); the act
% contains no instruction to leave the project's influence on value
% out of account.
no_device_found(estonia,
    'KAHOS (sec. 8(2) is a post-notice improvement exclusion only)',
    primary).
verified_source(no_device-estonia,
    'riigiteataja.ee (RT I, 04.12.2024, 10)').

% Verified NEGATIVE: no scheme-disregard and no betterment set-off
% found in the text of Act 282/2015.
no_device_found(slovakia,
    'Act 282/2015 (no scheme-disregard or betterment set-off found)',
    primary).
verified_source(no_device-slovakia, 'slov-lex.sk').

% --- Additions pass, verified 2026-09-02 ---

```

```

% Art. 11(4): market value shall not include any decrease or increase
% attributable to the purpose of the alienation, the fact of
% alienation for overriding public interests, any preliminary action
% of the acquirer (including the preliminary study), or property
% rights existing over the property -- a two-way scheme disregard.
device(armenia, 'Law H0-185-N art. 11(4)', disregard, primary).
verified_source(device-armenia-disregard,
    'arlis.am (act 220993, official incorporation from 17.02.2026)').

% Arts. 57.1.3-57.1.4: neither the decrease nor the increase in the
% price of the land that may arise from its future use taken into
% account; art. 57.1.5 adds the post-inventory improvement exclusion.
device(azerbaijan, 'Law 987-IIIQ arts. 57.1.3-57.1.5', disregard,
    primary).
verified_source(device-azerbaijan-disregard, 'e-qanun.az (framework 19613)').

% Ecuador deliberately carries two classes, like Taiwan and France:
% the anuncio del proyecto freezes value at the announcement date
% (LOOTUGS art. 66, date-fixing), and LOSNCP art. 62 deducts the
% plusvalia proveniente de obras publicas y de otras ajenas a la
% accion del propietario -- keyed to public works and non-owner causes
% generally, not to the acquiring project alone.
device(ecuador, 'LOOTUGS art. 66', date_fixing, mirror).
verified_source(device-ecuador-date_fixing,
    'sot.gob.ec (LOOTUGS, consolidation to 30-I-2024)').
device(ecuador, 'LOSNCP art. 62 (plusvalia deduction)', disregard, mirror).
verified_source(device-ecuador-disregard,
    'portal.compraspublicas.gob.ec (SERCOP; Lexis consolidation to 7-X-2025)').
both_classes(ecuador, date_fixing, disregard).

% -----
% Device rows keyed to something other than the acquiring project
% alone -- keyed_otherwise(Jurisdiction, Class, ToWhat). The "Terms of
% art" definition of device and the paragraph before Table C print this
% count and list; check_keyed_otherwise ties every fact to a device row.
% -----
keyed_otherwise(germany, disregard, 'the imminent expropriation').
keyed_otherwise(egypt, disregard, 'a prior public-benefit project').
keyed_otherwise(portugal, disregard,
    'the declaration of public utility itself').
keyed_otherwise(cyprus, disregard,
    'works during the prior requisition possession').
keyed_otherwise(malta, disregard,
    'improvements or works of a competent authority').
keyed_otherwise(ecuador, disregard,
    'public works and other causes foreign to the owner''s action').
keyed_otherwise(france, disregard,
    'beside the announcement of the works, the prospect of land-use-rule changes and public works of the
    preceding three years').

% Art. 31 first sentence: the value estimated without taking into
% consideration the plusvalia (hypothetical advantages or gains)
% derived from the road works to be executed.
device(paraguay, 'Ley 5389/2015 art. 31', disregard, primary).
verified_source(device-paraguay-disregard,
    'bacn.gov.py (Ley 5389/2015 full text)').

% Art. 32 (street, avenue, plaza and road expropriations): the whole
% parcel first valued como si no hubiera obra publica proyectada (as
% if no public work were projected), the remainder then valued as
% reduced; the difference is the indemnity.

```

```

device(uruguay, 'Ley 3958 art. 32', disregard, primary).
verified_source(device-uruguay-disregard,
    'impo.com.uy (Diario Oficial 3-4-1912 scan, p. 26)').

% S. 18(v): any increase to the value of the land acquired likely to
% accrue from the use to which it will be put not taken into
% consideration -- the Commonwealth-form scheme disregard.
device(guyana, 'Cap. 62:05 s. 18(v)', disregard, primary).
verified_source(device-guyana-disregard,
    'mola.gov.gy (Laws of Guyana, L.R.O. 1/2012)').

% Verified NEGATIVE: no scheme-disregard and no betterment set-off;
% art. 11 second sentence excludes only owner-side post-valuation
% sowing (crops).
no_device_found(georgia,
    'Law 2349/1999 (art. 11 is a post-valuation crops exclusion only)',
    primary).
verified_source(no_device-georgia,
    'matsne.gov.ge (doc 16480, consolidation 13.06.2023)').

% Verified NEGATIVE, both regimes: no scheme-disregard and no
% betterment set-off in the 1879/1884 text or in Ley 1715
% arts. 58-61 as recast by Ley 3545.
no_device_found(bolivia,
    'Reglamento 4-4-1879 (Ley 30-12-1884); Ley 1715 arts. 58-61 as recast by Ley 3545',
    mirror).
verified_source(no_device-bolivia,
    'lexivox.org (B0-DS-18790404); gacetaoficialdebolivia.gob.bo (norm 4015)').

% Verified NEGATIVE: s. 23 is an owner-manipulation disregard only,
% and s. 20(5) in fact makes the cause and objective of the
% expropriation a factor the committee weighs; project influence on
% the remainder is handled by the s. 22 set-off (Table D).
no_device_found(thailand,
    'Act B.E. 2562 (2019) (s. 23 is an owner-manipulation disregard; s. 20(5) makes the expropriation
    purpose a valuation factor)',
    primary).
verified_source(no_device-thailand,
    'ratchakitcha.soc.go.th (archived official gazette PDF, vol. 136 pt. 71 Kor, 29 May 2019)').

% -----
% D. THE REMAINDER -- remainder_rule(Jurisdiction, Provision, Class, Quality)
% -----
remainder_rule(france, 'Code de l''expropriation art. L. 321-5',
    set_off_permitted, primary).
verified_source(remainder-france, 'legifrance.gouv.fr').

remainder_rule(egypt, 'Law 10/1990 art. 17',
    set_off_permitted, transcription).
verified_source(remainder-egypt, 'corrected transcription').

% As originally published; consolidation not re-verified.
remainder_rule(brazil, 'DL 3.365/1941 art. 27 (as originally published)',
    set_off_permitted, primary).
verified_source(remainder-brazil, 'planalto.gov.br (1941 original)').

remainder_rule(turkiye, 'Kamulastirma Kanunu m. 12 (up to 50 percent)',
    set_off_capped, transcription).
verified_source(remainder-turkiye, 'Wikisource transcription').

remainder_rule(japan, 'Land Expropriation Act art. 90',
    set_off_prohibited, primary).

```

```

verified_source(remainder-japan, 'elaws.e-gov.go.jp').

% Read from a tesseract OCR of the scanned Journal officiel PDF:
% official source, machine transcription.
remainder_rule(algeria, 'Loi 91-11 art. 22 (nuqsan al-qima)',
    depreciation_compensable, transcription).
verified_source(remainder-algeria,
    'Journal officiel (JO), tesseract OCR of scanned PDF').

remainder_rule(germany, 'BauGB sec. 96(1) Nr. 2 (Wertminderung)',
    depreciation_compensable, primary).
verified_source(remainder-germany, 'gesetze-im-internet.de').

% Separate valuation of the whole, the part taken and the remainder;
% depreciation and severance losses itemised and added.
remainder_rule(portugal, 'Codigo das Expropriações art. 29',
    depreciation_compensable, primary).
verified_source(remainder-portugal,
    'Diario da Republica I-A n. 219, 18-9-1999 (files.dre.pt, archived); pgdilisboa.pt').

% --- EU additions, verified 2026-09-02 ---

% An immediate and special increase in value that execution of the
% works will bring to the remainder may be taken into consideration in
% evaluating the indemnity.
remainder_rule(luxembourg, 'Loi du 15 mars 1979 art. 38',
    set_off_permitted, primary).
verified_source(remainder-luxembourg, 'legilux.public.lu').

% On a partial taking, regard both to the value of the ground ceded
% and to the diminution in value of the remainder.
remainder_rule(austria, 'EisbEG par. 6',
    depreciation_compensable, primary).
verified_source(remainder-austria, 'ris.bka.gv.at').

% Direct pecuniary damage on the retained land expressly compensable:
% a construction work or improvement rendered useless, loss or
% reduction of the possibility to build, loss or lengthening of
% access.
remainder_rule(estonia, 'KAHOS sec. 13',
    depreciation_compensable, primary).
verified_source(remainder-estonia,
    'riigiteataja.ee (RT I, 04.12.2024, 10)').

% Losses include, in any case, the reduction in value of the remaining
% part and changes in its use.
remainder_rule(latvia, 'Alienation Law sec. 25(2)(2)',
    depreciation_compensable, primary).
verified_source(remainder-latvia, 'likumi.lv').

% A small or unusable remainder is, at the owner's request, designed
% together with the parcel taken as a single parcel -- taken with it.
remainder_rule(lithuania, 'Zemes istatymas art. 46(10)',
    extension_on_owner_demand, primary).
verified_source(remainder-lithuania, 'e-seimas.lrs.lt').

% The expropriation extends to the remainder where the owner could not
% use it, or only with disproportionate difficulties, on the owner's
% objection raised at latest at the oral hearing.
remainder_rule(slovakia, 'Act 282/2015 secs. 2(4)-(5)',
    extension_on_owner_demand, primary).
verified_source(remainder-slovakia, 'slov-lex.sk').

```

```

% The remaining part is expropriated at the owner's request where the
% owner has no economic interest in using it, regard being had to the
% diminution in its value.
remainder_rule(croatia, 'Zakon o izvlastenju art. 10',
    extension_on_owner_demand, primary).
verified_source(remainder-croatia, 'narodne-novine.nn.hr').

% Idiaiteri apozimiosi (separate compensation) for the remaining part
% where its value is significantly reduced relative to its intended
% use.
remainder_rule(greece,
    'N. 2882/2001 art. 13(4), as replaced by L. 4070/2012 art. 128(2)',
    depreciation_compensable, primary).
verified_source(remainder-greece, 'et.gr (FEK gazette PDFs)').

% Two-way rule: increase set off, decrease compensated; severance
% damage computed under rule (z).
remainder_rule(cyprus, 'Law 15/1962 s. 10, rules (st)-(z)',
    set_off_permitted, mirror).
verified_source(remainder-cyprus, 'cylaw.org (consolidated mirror)').

% Verified NEGATIVE: Cap. 573 controls partial takings by confining
% what may be taken (arts. 46-48: whole-house, building-site and
% minimum-remainder rules) rather than by a severance or betterment
% head; no set-off found.
no_remainder_found(malta,
    'Government Lands Act arts. 46-48 (extent-control; no severance or betterment head found)',
    primary).
verified_source(no_remainder-malta, 'legislation.mt').

% --- Additions pass, verified 2026-09-02 ---

% Thin rule: art. 6(4) obliges the purchase proposal to include
% compensation for related property that is insignificant or less
% valuable and useless without the property taken. Classed on that
% narrow textual basis; flagged for editorial review -- the class fits
% imperfectly.
remainder_rule(georgia, 'Law 2349/1999 art. 6(4)',
    depreciation_compensable, primary).
verified_source(remainder-georgia,
    'matsne.gov.ge (doc 16480, consolidation 13.06.2023)').

% Art. 5(2): owner may demand alienation of the remainder where it
% loses its economic or functional significance; where at least 75 per
% cent of the whole is taken; or where the remainder's market value
% falls by at least 25 percent.
remainder_rule(armenia, 'Law H0-185-N art. 5(2)',
    extension_on_owner_demand, primary).
verified_source(remainder-armenia,
    'arlis.am (act 220993, official incorporation from 17.02.2026)').

% Severance damage a mandatory assessment factor (art. 56.1.4);
% special compensation where the remainder is used for works
% (art. 60); the acquiring body may take the remainder where the
% partial claim equals or exceeds the whole (art. 61); adjoining land
% damaged without a taking compensable (art. 62). No betterment
% set-off anywhere in arts. 54-66.
remainder_rule(azerbaijan, 'Law 987-IIIQ arts. 56.1.4, 60-62',
    depreciation_compensable, primary).
verified_source(remainder-azerbaijan, 'e-qanun.az (framework 19613)').

```

```

% Owner may demand total expropriation when left with less than 15 per
% cent of the property by extension or price; a remainder below the
% municipal minimum lot size must be taken. COGEP art. 96(2) also
% mandates deduction of plusvalia on a partial expropriation -- a
% betterment set-off recorded here beside the row.
remainder_rule(ecuador, 'LOSNCP art. 64; COGEP art. 96(5)',
    extension_on_owner_demand, mirror).
verified_source(remainder-ecuador,
    'portal.compraspublicas.gob.ec; biblioteca.defensoria.gob.ec (COGEP, consolidation to 4-VIII-2026)').

% Total acquisition on the owner's demand at fixed urban and rural
% thresholds (art. 6); agrarian parallel in Estatuto Agrario art. 99.
remainder_rule(paraguay, 'Ley 5389/2015 art. 6; Estatuto Agrario art. 99',
    extension_on_owner_demand, primary).
verified_source(remainder-paraguay,
    'bacn.gov.py (Ley 5389/2015 and Ley 1863/2002 full texts)').

% Art. 29 third limb: an aumento de valor inmediato y especial that
% the works produce on the rest of the property is taken into account
% in the assessment -- betterment on the remainder set off, with no
% stated cap.
remainder_rule(uruguay, 'Ley 3958 art. 29 (third limb), with art. 32',
    set_off_permitted, primary).
verified_source(remainder-uruguay,
    'impo.com.uy (Diario Oficial 3-4-1912 scan, p. 26)').

% Art. 19: the demerito resulting from the partial occupation and
% division of the property in the part not taken paid as
% indemnifiable damages; the owner's valuation costs included in the
% price.
remainder_rule(bolivia, 'Reglamento 4-4-1879 art. 19 (Ley 30-12-1884)',
    depreciation_compensable, mirror).
verified_source(remainder-bolivia,
    'lexivox.org (BO-DS-18790404), sourced from gacetaoficialdebolivia.gob.bo').

% S. 18(b) severance damage, s. 21 (assessment may assume agreed
% accommodation works), s. 11 (injurious affection where no land is
% taken); no betterment set-off appears in the text.
remainder_rule(guyana, 'Cap. 62:05 ss. 18(b), 21 and 11',
    depreciation_compensable, primary).
verified_source(remainder-guyana, 'mola.gov.gy (Laws of Guyana, L.R.O. 1/2012)').

% A project-caused rise in the value of the remaining land in the same
% plot is deducted, but in no case beyond fifty percent of the
% compensation (s. 22 para 1, the Turkiye family); disapplied where
% the owner pays the transport-infrastructure betterment tax (para 2);
% a project-caused fall in the remainder's value itself compensable
% (para 3). The fifty percent ceiling is new in 2019 (the 1954 and
% 1987 Acts capped only at the compensation itself).
remainder_rule(thailand,
    'Act B.E. 2562 (2019) s. 22 (up to 50 percent; disapplied where betterment tax paid)',
    set_off_capped, primary).
verified_source(remainder-thailand,
    'ratchakitcha.soc.go.th (archived official gazette PDF); lineage: ocs.go.th full-text register (1954 s.
    14, 1987 s. 21)').

% -----
% Fact keys and per-row quality (for the sourcing and tally checks)
% -----
fact_key(measure-J) :- measure_rule(J, _, _, _).
fact_key(date-J) :- date_rule(J, _, _, _).
fact_key(device-J-C) :- device(J, _, C, _).

```

```

fact_key(remainder-J) :- remainder_rule(J, _, _, _).
fact_key(no_device-J) :- no_device_found(J, _, _).
fact_key(no_remainder-J) :- no_remainder_found(J, _, _).

quality_of(measure-J, Q) :- measure_rule(J, _, _, Q).
quality_of(date-J, Q) :- date_rule(J, _, _, Q).
quality_of(device-J-C, Q) :- device(J, _, C, Q).
quality_of(remainder-J, Q) :- remainder_rule(J, _, _, Q).

% -----
% Quantified claims: quantified_claim(Name, NumberAssertedInProse).
% Each is recomputed by computed(Name, N) below. The tex marks each
% quantified sentence with a comment naming its predicate.
% -----
quantified_claim(n_measure_rules, 35).
quantified_claim(n_measure_compulsory, 34).
quantified_claim(n_percentage_addition, 3).
quantified_claim(n_percentage_reduction, 1).
quantified_claim(n_higher_of, 4).
quantified_claim(n_full_compensation, 6).
quantified_claim(n_market_value, 7).
quantified_claim(n_open_market_value, 2).
quantified_claim(n_date_rules, 26).
quantified_claim(n_device_rows, 31).
quantified_claim(n_device_classes, 5).
quantified_claim(n_disregard, 22).
quantified_claim(n_date_fixing, 4).
quantified_claim(n_use_restriction, 3).
quantified_claim(n_one_way_ratchet, 1).
quantified_claim(n_conferral, 1).
quantified_claim(n_multi_class_jurisdictions, 3).
quantified_claim(n_keyed_otherwise, 7).
quantified_claim(n_no_device, 6).
quantified_claim(n_no_remainder, 1).
quantified_claim(n_remainder_rules, 26).
quantified_claim(n_setoff_permitted, 6).
quantified_claim(n_setoff_capped, 2).
quantified_claim(n_setoff_prohibited, 1).
quantified_claim(n_depreciation_compensable, 11).
quantified_claim(n_extension_on_owner_demand, 6).
quantified_claim(n_rows, 118).
quantified_claim(n_primary_rows, 98).
quantified_claim(n_mirror_rows, 13).
quantified_claim(n_transcription_rows, 5).
quantified_claim(n_commentary_rows, 2).
quantified_claim(n_coined_terms, 8).

count(Goal, N) :- findall(x, Goal, L), length(L, N).

computed(n_measure_rules, N) :- count(measure_rule(_, _, _, _), N).
computed(n_measure_compulsory, N) :-
    count(( measure_rule(J, _, _, _),
             rule_purpose(J, compulsory_acquisition) ), N).
computed(n_percentage_addition, N) :-
    count(measure_rule(_, _, market_value_plus_percentage, _), N).
computed(n_percentage_reduction, N) :-
    count(measure_rule(_, _, market_value_with_percentage_reduction, _), N).
computed(n_higher_of, N) :-
    count(measure_rule(_, _, higher_of_enumerated_bases, _), N).
computed(n_full_compensation, N) :-
    count(measure_rule(_, _, full_compensation_clause, _), N).
computed(n_market_value, N) :-

```

```

    count(measure_rule(_, _, market_value, _), N).
computed(n_open_market_value, N) :-
    count(measure_rule(_, _, open_market_value, _), N).
computed(n_date_rules, N) :- count(date_rule(_, _, _, _), N).
computed(n_device_rows, N) :- count(device(_, _, _, _), N).
computed(n_device_classes, N) :- count(valid_device_class(_), N).
computed(n_disregard, N) :- count(device(_, _, disregard, _), N).
computed(n_date_fixing, N) :- count(device(_, _, date_fixing, _), N).
computed(n_use_restriction, N) :-
    count(device(_, _, use_restriction, _), N).
computed(n_one_way_ratchet, N) :-
    count(device(_, _, one_way_ratchet, _), N).
computed(n_conferral, N) :- count(device(_, _, conferral, _), N).
computed(n_multi_class_jurisdictions, N) :-
    findall(J, ( device(J, _, C1, _), device(J, _, C2, _), C1 @< C2 ), L),
    sort(L, S), length(S, N).
computed(n_keyed_otherwise, N) :- count(keyed_otherwise(_, _, _), N).
computed(n_no_device, N) :- count(no_device_found(_, _, _), N).
computed(n_no_remainder, N) :- count(no_remainder_found(_, _, _), N).
computed(n_remainder_rules, N) :- count(remainder_rule(_, _, _, _), N).
computed(n_setoff_permitted, N) :-
    count(remainder_rule(_, _, set_off_permitted, _), N).
computed(n_setoff_capped, N) :-
    count(remainder_rule(_, _, set_off_capped, _), N).
computed(n_setoff_prohibited, N) :-
    count(remainder_rule(_, _, set_off_prohibited, _), N).
computed(n_depreciation_compensable, N) :-
    count(remainder_rule(_, _, depreciation_compensable, _), N).
computed(n_extension_on_owner_demand, N) :-
    count(remainder_rule(_, _, extension_on_owner_demand, _), N).
computed(n_rows, N) :-
    computed(n_measure_rules, A), computed(n_date_rules, B),
    computed(n_device_rows, C), computed(n_remainder_rules, D),
    N is A + B + C + D.
computed(n_primary_rows, N) :- count(quality_of(_, primary), N).
computed(n_mirror_rows, N) :- count(quality_of(_, mirror), N).
computed(n_transcription_rows, N) :- count(quality_of(_, transcription), N).
computed(n_commentary_rows, N) :- count(quality_of(_, commentary), N).
computed(n_coined_terms, N) :- count(term_coined(_, _), N).

% -----
% Checks
% -----
check_vocabulary :-
    forall(measure_rule(_, _, C, Q),
        ( valid_measure_class(C), valid_quality(Q) )),
    forall(date_rule(_, _, A, Q),
        ( valid_date_anchor(A), valid_quality(Q) )),
    forall(device(_, _, C, Q),
        ( valid_device_class(C), valid_quality(Q) )),
    forall(remainder_rule(_, _, C, Q),
        ( valid_remainder_class(C), valid_quality(Q) )),
    forall(no_device_found(_, _, Q), valid_quality(Q)),
    forall(no_remainder_found(_, _, Q), valid_quality(Q)),
    forall(rule_purpose(_, P), valid_purpose(P)),
    forall(measure_rule(J, _, _, _), rule_purpose(J, _)),
    forall(rule_purpose(J, _), measure_rule(J, _, _, _)).

check_sourced :-
    forall(fact_key(K), verified_source(K, _)).

check_terms :-

```

```

    coined_terms_in_tex(Terms),
    forall(member(T, Terms), term_coined(T, _)),
    length(Terms, N),
    computed(n_coined_terms, N).

check_claims :-
    forall(quantified_claim(Name, Asserted),
        ( computed(Name, Computed),
          ( Computed == Asserted
            -> true
            ; format('CLAIM MISMATCH: ~w asserted ~w, computed ~w~n',
                    [Name, Asserted, Computed]),
              fail
            ) )).

check_multi_class :-
    forall(( device(J, _, C1, _), device(J, _, C2, _), C1 @< C2 ),
        both_classes(J, C1, C2)).

check_keyed_otherwise :-
    forall(keyed_otherwise(J, C, _), device(J, _, C, _)).

run_check(Label, Goal) :-
    ( call(Goal)
    -> format('~w ... PASS~n', [Label])
    ; format('~w ... FAIL~n', [Label]), fail
    ).

check :-
    run_check('(i)   vocabulary closure           ', check_vocabulary),
    run_check('(ii)  every fact sourced           ', check_sourced),
    run_check('(iii) coined terms mirrored         ', check_terms),
    run_check('(iv)  quantified claims recomputed', check_claims),
    run_check('(v)   multi-class annotated         ', check_multi_class),
    run_check('(vi)  keyed-otherwise rows exist   ', check_keyed_otherwise),
    computed(n_rows, R),
    computed(n_primary_rows, P),
    format('check/0 passed: ~w rows verified, ~w on primary sources.~n',
          [R, P]).

```