



CHAPTER 40A
ARTICLE 4 - JUST COMPENSATION

N.C.G.S. § 40A-64.

Compensation for taking.

SOURCE General Statutes of North Carolina, as published by the General Assembly	LAST AMENDMENT IN THIS TEXT S.L. 2001-487, s. 17 — second act in the lineage	RETRIEVED 21 September 2026, 05:10 UTC	SOURCE FINGERPRINT a6437de1b9505ac88b3cb171 - 3f81c3113de506a97a7b7614 - 5cb6376272099829
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- § 40A-64(a)

Except as provided in subsection (b), the measure of compensation for a taking of property is its fair market value.
- § 40A-64(b)

If there is a taking of less than the entire tract, the measure of compensation is the greater of either (i) the amount by which the fair market value of the entire tract immediately before the taking exceeds the fair market value of the remainder immediately after the taking; or (ii) the fair market value of the property taken.
- § 40A-64(c)

If the owner is to be allowed to remove any timber, building or other permanent improvement, or fixtures from the property, the value thereof shall not be included in the compensation award, but the cost of removal shall be considered as an element to be compensated.

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS I
2 ACTS

Amendment lineage

The State prints this history as a single parenthetical at the foot of the section. It is reproduced verbatim in the colophon and unpacked below in order of enactment.



01	1981	c. 919, s. 1	ENACTED
02	2001	S.L. 2001-487, s. 17	AMENDED

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 40A-64 (2001).

PINPOINT

N.C. Gen. Stat. § 40A-64(a) (2001).

Pinpoint keys are set in the left margin of the text rather than line numbers: subsection designators are stable across editions and paper sizes, line numbers are not.

COLOPHON

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HISTORY PARENTHETICAL, AS PRINTED BY THE STATE
(1981, c. 919, s. 1; 2001-487, s. 17.)

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