



Paul B. Terpak

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Mr. Terpak is one of the premier Eminent Domain Lawyers in Virginia. He is editor of “Eminent Domain Law in Virginia” (2017), and is listed in BEST LAWYERS and SUPER LAWYERS in the area of Eminent Domain. He has five times been named Best Lawyers LAWYER OF THE YEAR in the DC Metro area in the area of Eminent Domain, most recently for 2024. In 2024, Paul was named to the Virginia Lawyer Hall of Fame, an honor given to about one of every thousand lawyers practicing in Virginia each year. Paul was counsel for Rockingham County in the condemnation of the water and sewer system on Massanutten Mountain, which resulted in the largest settlement of any type in Virginia in 2025.

He has handled many hundreds of eminent domain (or condemnation) cases, including over 40 trials before juries and commissioners in every jurisdiction in Northern Virginia. With his mentor, Hugo Blankingship, Paul has obtained many of the largest condemnation awards in Virginia, including numerous multi-million dollar verdicts. Paul has handled many of the largest cases caused by the construction of the Hot Lanes project on the Beltway, the new Metro line to Dulles Airport and the Route 66 expansion. He has developed a special expertise in data center valuation, power line, billboard sign, and homeowner association condemnation cases. Despite his experience in very large cases, he regularly handles cases of all sizes, including homeowners and small business condemnations.

He has also handled a wide variety of commercial real estate litigation including specific performance claims, rescission suits, brokers' commission claims, partition suits, breach of warranty claims and other matters. One landmark case is his victory at the Virginia Supreme Court for the Northern Virginia Regional Park Authority regarding control of telecommunications rights on the W&OD bike trail.

Paul has spoken at numerous continuing legal education courses, and was selected by the Virginia State Bar Professionalism Committee to lecture its faculty of judges and senior lawyers on how to deliver effective speeches.

Practice Areas

- Eminent Domain and Condemnation
- Civil Litigation

Education

- University of Virginia School of Law
- University of Virginia (Echols Scholar)

Bar Admissions

- Virginia State Bar
- District of Columbia
- Eastern District of Virginia

Representative Cases

- See case list in the [Eminent Domain](#) section of this website.

Selected Publications and Lectures

- Author, [Valuation of Quarry Property in Virginia](#), Spring 2020, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Author, [May a Condemnor Compel a Landowner to Accept Land as a Component of Just Compensation?](#), Spring 2019, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Editor, [Eminent Domain Law in Virginia](#), Author, Trial Chapter (2012, 2017).
- Editor, [Eminent Domain - State and Federal](#), 1993, 1998, 2003, Co-author "Regulatory Takings" chapter.
- Author, [Obtaining Just Compensation for Condemnation of Common Area Owned by Homeowners Associations](#), July 2015, Quorum Magazine.
- Author, [Limits on Consideration of Mandatory Dedications in Eminent Domain](#), Fall 2014, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Co-author, Eminent Domain Chapter in *The Virginia Lawyer*, (2011-2013).

- Lecturer, “Successful Condemnation Actions,” Eastern Electric Transmission Conference, Washington, D.C. (2015).
- Lecturer, “Condemnation Trial Tactics in Taking of Outdoor Advertising Signs,” Outdoor Advertising Association of America (2014).
- Lecturer, “Annual Eminent Domain Conference” (2008); Co-author "Special and General Damages" chapter.
- Lecturer, "Eminent Domain Update" at Local Government Attorneys Association Conference (2008)
- Lecturer, “Annual Eminent Domain Conference,” (2007); Co-author "What's New in Eminent Domain Law" chapter.
- Moderator and Editor, “Eminent Domain Updated,” (2006); Author "Emerging Trends in Public Use" chapter.

Professional Honors & Activites

Professional Honors

- *U.S News - Best Lawyers® in America*, Eminent Domain and Condemnation Law (2012-2026)
- *U.S News - Best Lawyers® in America*, Lawyer of the Year: Eminent Domain and Condemnation Law, Washington, DC (2012, 2016, 2018, 2022 & 2024)
- *Super Lawyers Magazine*, Super Lawyer: Eminent Domain (2013-2025)
- *Virginia Lawyers Weekly*, Virginia Lawyers Hall of Fame, Class of 2024
- *Virginia Lawyers Weekly*, Top Settlement in Virginia (2026)
- AV rated. Martindale-Hubbell

Professional Activities

- Chair, Subcommittee on Jury Instructions, Eminent Domain Committee, Virginia State Bar (2024-current)
- President, Fairfax Bar Association (1996-97)
- Chairman Virginia State Bar Committee on Lawyer Discipline (1998-99)
- Lecturer, Virginia State Bar Professionalism Course (1994-2004)
- Member, Virginia Code Commission Advisory Committee on the Recodification of Virginia Eminent Domain Statutes (2002)
- Co-Chair Virginia State Bar Committee to revise Eminent Domain Jury Instructions (2022)
- Member, State Bar Council (2005-08)

News & Insights

- Thirty Blankingship & Keith Attorneys Recognized in the 2026 Editions of Best Lawyers in America® and Best Lawyers: Ones to Watch®
- Twenty-Seven Blankingship & Keith Attorneys Shine in the 2025 Edition of Best Lawyers in America
- Twenty Blankingship & Keith, P.C. Attorneys Named Virginia Super Lawyers and Rising Stars for 2024

- Blankingship & Keith Principal Paul Terpak Named to the Class of 2024 Virginia Lawyers Hall of Fame
- Twenty-two Blankingship & Keith Attorneys Shine in the 2024 Edition of Best Lawyers in America
- Blankingship & Keith, P.C. Attorneys Named Virginia Super Lawyers and Rising Stars for 2023