



THOMAS K. CHECKETTS

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SHAREHOLDER

Mr. Checketts is a member of the Real Estate, Land Use and Zoning, Eminent Domain, Condemnation, and Litigation sections. He has also been Chairman of the Real Property section of the Utah State Bar. His practice concentrates on eminent domain, impact fees, exactions, regulatory takings, condemnation, real estate acquisition, development, financing, and owner's associations.

Mr. Checketts is recognized by Best Lawyers in America for eminent domain and condemnation. He is also recognized as one of Utah's Legal Elite and as a Mountain States Super Lawyer. He was previously recognized as a Mountain States Rising Star.

EXPERIENCE

- Represents buyers, sellers, developers, and lenders in the financing, acquisition, planning and zoning, development, entitlements, leasing, and sale of residential, agricultural, commercial, and industrial properties
- Represents major land owners in property subdivision, development, governmental land use approvals, permitting, acquisition, leasing, and disposition
- Works in all stages of litigation in matters concerning eminent domain, contractual disputes, land use, regulatory takings, administrative, municipal, and environmental law
- Represented two different classes and obtained a total refund of \$32.75 million of impact fees from TSSD, the largest refund of impact fees ever
- Represents landowners whose property is being condemned or taken under threat of condemnation both in protecting the owners' interest in the remaining land and in helping the property owners receive just compensation and relocation benefits
- Regularly adverse to UDOT, Rocky Mountain Power, TransWest Express, cities, and other governmental and quasi-governmental entities
- Practiced with Alston Bird in Atlanta, Georgia, prior to joining Kirton McConkie

REPRESENTATIVE CLIENTS

- Cabelas
- Cafe Rio
- Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints
- Edge Homes
- Farmland Reserve, Inc.
- Fieldstone Homes
- Frank Rees Farms
- Intermountain Healthcare
- Ivory Homes
- Kneaders
- Maverik
- McArthur Homes
- Mountain States Property Management
- Patterson Construction
- Perry Homes
- Property Reserve, Inc.
- Richmond American Homes
- Salisbury Homes
- Suburban Land Reserve, Inc.
- Thackeray Garn
- Thrive Development
- Toys "R" Us
- Walgreens

PRACTICE AREAS

REAL ESTATE
EMINENT DOMAIN/
CONDEMNATION
BOUNDARY DISPUTES
PURCHASE AND SALE
TRANSACTIONS
PROJECT DEVELOPMENT
AND AGREEMENTS
LAND USE AND ZONING

INDUSTRIES

CHARTER SCHOOLS
PUBLIC SCHOOLS

THOMAS K. CHECKETTS

HONORS & AWARDS

Mountain States Super Lawyers: Real Estate (2009-2020)

Best Lawyers: Eminent Domain and Condemnation Law (2016-2021)

Utah Legal Elite: Real Estate (2009-2020)

Martindale-Hubbel AV-rated

EDUCATION

Brigham Young University, J. Reuben Clark Law School, J.D., 2000

Moot Court Board Top Oralist, Moot Court Trial Advocacy Traveling Team

Utah State University, M.B.A., cum laude, 1994

Utah State University, B.A., Production Manager, magna cum laude, 1994

ADMISSIONS & AFFILIATIONS

Bar Admissions: Utah, 2001; Georgia, 2001 (currently inactive)

Affiliations: Chair, Real Property Section of the Utah State Bar, 2010-2011

PUBLICATIONS & PRESENTATIONS

Publications

- “Property Rights Lessen the Impacts of Eminent Domain,” *Utah Business*, June 2011

Presentations

- “Utah’s Unique Eminent Domain Legal Regime,” CLE at Sea, February 2017
- “Utah Eminent Domain Law,” BYU Education Week, Provo, Utah, August 2016
- “Condemnation From Start to Finish,” Utah State Bar, February 2015
- “Utah’s Unique Condemnation Regime,” Brigham Young University Education Week, 2014
- “Current Status of Eminent Domain in Utah,” Utah State Bar 2011 Summer Convention, San Diego, CA, June 8, 2012