

1. Loretto - Permanent Physical Invasion - Per Se/Categorical Taking, No Balancing
2. Penn Coal - Diminution in value. "Goes Too Far"
3. Hadachek- Nuisance, no taking
4. Penn Central - Less than complete diminution in value, Distinct Investment Backed Expectation (DIBE)
5. Lucas - 100% diminution in value - taking, UNLESS thing being regulated would've been a CL nuisance
6. Pollozolo - Moratorium on building is not a complete diminution
7. Tahoe - less than 100%, < complete diminution of value , apply Penn Central

Condemnation - Government goes to court to take the property, and property owner tries to stop it OR seek \$\$\$ . GOv admits its a taking

-Inverse Condemnation - Property says that the government reg is actually a taking, and want \$\$.  
Gov says not a taking

Exaction

Nexus

1. whether there is an “Essential nexus” between the “legitimate state interest” and permit condition
2. If there is a nexus, what is required degree of connection between exaction and proposed development (rough proportionality)