

**THE TAKING ISSUE:**

**A Balance of Interests Between the Public and  
Private Sectors**

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In an age of increasing environmental deterioration and subsequent pressure toward land use regulation, authorities are finding themselves mired in legal battles over their right to regulate land use without paying compensation to landowners. These controversies place in the balance the imperative for environmental protection against the necessity to protect individual rights in property. At the hub of this conflict lies the fundamental constitutional question surrounding the thin line separating legitimate governmental regulation and illegal confiscation. This is the crux of the taking issue.