

Urban Redevelopment (KRT): what property owners risk and how to protect their interests

Moscow's comprehensive urban redevelopment program (KRT) affects thousands of residential and commercial property owners. This guide covers how the procedure works, what rights an owner has at each stage, and what to do if your property falls within a project's boundaries.

Roadmap: KRT stages for property owners

01 The KRT decision is made

City authorities define the project boundaries and approve the redevelopment decision. From this point it's essential to check whether your property falls within the perimeter and to start documenting its condition and value.

02 Owners are notified

Owners receive notice of seizure or of the right to join the project on other terms. At this stage it is critical to properly assess the proposed terms and not miss procedural deadlines for objections.

03 Valuation and compensation negotiations

The property is valued to determine the compensation amount. Owners may commission their own independent valuation and challenge the proposed figure before signing any agreement.

04 Litigation, if necessary

If no agreement is reached, the seizure and the compensation amount are decided in court. A solid evidence base and a well-built legal position matter most at this stage.

05 Receiving compensation or a new property

The final stage — receiving monetary compensation or an equivalent residential or commercial unit, depending on the chosen option and the specific project's terms.

Frequently asked questions

Can an owner opt out of KRT?

The redevelopment decision is made by the authorities and is binding for properties within the project boundaries. That said, owners have lawful ways to influence the terms of the seizure — compensation amount, timing, and the form of compensation.

How is compensation calculated?

The compensation amount is based on a market valuation of the property plus losses related to the seizure. Owners may commission an independent valuation and use it in negotiations or in court.

What if the offered compensation is too low?

The compensation amount can be challenged in court with an independent valuation and evidence of the property's real value. Legal support at this stage meaningfully improves the odds of a fair outcome.

How long does the process take?

Timing depends on the specific project and on whether a pre-trial agreement is reached. Litigation can take anywhere from several months to over a year.