



Alaska Department of Transportation and Public Facilities

Alaska Right-of-Way Manual

February 2026



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Foreword

The Alaska Department of Transportation and Public Facilities (DOT&PF) complies with Federal regulations for Federal and Federally-assisted projects and programs to administer the agency's real estate management related to its public transportation assets. The purpose of this manual is to serve as a reference for such activities, giving general guidance to DOT&PF staff, authorized contractors, local agencies, and other entities, on the proper processes and adjudication of property issues DOT&PF encounters in the execution of its authorities and duties. DOT&PF's Statewide Real Estate/ROW Group produces this manual with input from each of DOTPF's Regional ROW Groups. This document is not intended to be an exhaustive desk manual, but instead sets forth clear expectations under our agreement with our funding partners, as a supplement to the Federal and State statutes and regulations, the [Stewardship and Oversight Agreement Between the Federal Highway Administration \(FHWA\) Alaska Division and the Alaska Department of Transportation & Public Facilities](#), in concert with various other policies, procedures, and practices. This manual is reviewed and updated as needed, but at a minimum every 5 years (from 2018, [23 CFR 710.201\(c\)\(2\)](#)). The Federal agency's Alaska Division's approval of this Manual constitutes FHWA determination that Alaska DOT&PF policies satisfy the provisions of 23 USC 106, 23 USC 107, 23 USC 108, and 23 USC 111, and 23 CFR 1.23, and the requirements of 23 CFR 710 and 49 CFR 24, and approves these policies for use on Federal-aid highway projects in Alaska.

This current version supersedes all prior versions of the *Alaska Right-of-Way Manual*. In addition to minor edits for clarity and to reflect current practices, among the notable changes in this version are:

Throughout	updated to reflect current practices and organizational staffing
Ch. 1, 2, 4, 5, 6, 7, 12 Forms 25A-R420, 25A-R511	updated language and processes pertaining to performing appraisals (including verifying data with a party involved in the transaction); accepting, recommending (approving), and not recommending (rejecting) appraisals; developing waiver valuation estimates; conflict of interest; and negotiations pursuant to changes to 49 CFR 24 , effective June 3, 2024
Ch. 4, 5, 6 Form 25A-R505	updated language to clarify processes for uneconomic remnants and allocating value thereto, and to clarify when non-compensable TCPs may be used where special benefits apply to the property
Ch. 4, 6, 7 Form 25A-R606	updated language and processes allowing owners and occupants to designate a representative and opt in to electronic notices, pursuant to changes to 49 CFR 24 , effective June 3, 2024
Ch. 6 Forms 25A-R685, 25A-R708, 25A-R710	moved demographic collection to Exhibit 6-8 for civil rights reporting, added Exhibit 6-9 Notices Available for Electronic Delivery by Opt-In pursuant to changes to 49 CFR 24 , effective June 3, 2024
Ch. 6, 7 Forms 25A-R742, 25A-R750, 25A-R778	updated language and processes pursuant to changes to 49 CFR 24.3 , 49 CFR 24.11 , and 49 CFR 24.201-49 CFR 24.503 , effective June 3, 2024 including maximum benefits; allowable and ineligible expenses; reverse mortgages voluntary acquisition; and acquisitions and relocations including temporary moves, emergency moves, and personal property moves, and updated exhibits
Ch. 6, 7, and 12 Forms 25A-R705, 25A-R715, 25A-R723, 25A-R725, 25A-R726, 25A-R730, 25A-R733, 25A-R735, 25A-R738, 25A-R740, 25A-R743, 25A-R745, 25A-R753, 25A-R755, 25A-R757, 25A-R758, 25A-R760,	updated language pertaining to aliens not lawfully present in the U.S., pursuant to changes to 49 CFR 24.2(a) " Alien not lawfully present in the United States ", effective June 3, 2024

25A-R763, 25A-R770, 25A-R773, 25A-R775	
Ch. 7	updated to reflect FHWA’s clarification that they are not authorized to apply Federal funds for mortgages less than 180 days, thus, the cost differential for mortgages less than 180 days are non-participating; an impending technical correction from FHWA to correct typographical errors where updates to 49 CFR 24.301(g) and §24.304(b) effective June 3, 2024 appear to be in conflict; and allow a one-time payment of \$1,000 for search expenses with minimal or no documentation as an alternative payment method to 49 CFR 24.301(g)(18)(i)
Ch. 12	extensive updates to definitions, mostly pursuant to changes to 49 CFR 24 , effective June 3, 2024
Form 25A-R210	obsolete, retired, replaced with Ex. 6-8 in Ch. 6
Form 25A-R205	obsolete, retired

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