



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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1. Introduction

- 1.1. Introduction
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1.1. Introduction

Whether for highways (including Federal-aid highways), airports, public facilities, transportation alternatives, or environmental mitigation, these functions are collectively referred to as “right of way” (ROW). This chapter provides an overview and summary of the various ROW processes, including the statutory and regulatory background for those processes.

This manual is geared toward Right-of-Way (ROW) professionals, including DOT&PF staff and authorized contractors, but may also be of use to local agencies and other entities performing acquisition, valuation, relocation, disposal, and property management functions, especially those subject to Federal regulations for Federal and federally-assisted projects and programs.

Electronic copies of the manual incorporate hyperlinks for ease of use. While great care has been taken to ensure all the relevant citations have been provided, the onus is on the user to know and keep current on the laws and regulations affecting these practices. If a hyperlink does not work, please notify the Statewide Real Estate/ROW Chief at (907) 465-6954.

1.1.1. Vocabulary and Terms of Art

Personnel must take care when using certain verbiages in their interactions with fellow professionals in other disciplines, parties affected by the agency’s public projects, and the public. Some terms may carry negative connotations and this is especially prevalent in the ROW industry. For example, the terms “eminent domain”, “condemnation”, and “acquisition” (formerly “take”) are often misused or misunderstood, often due to a general lack of knowledge of the rights and benefits

to which a qualifying, affected party is entitled; the required protections of these rights; and the overall project processes and timelines. See Ch. 12 Definitions. Note that several definitions were amended or added by regulatory updates. See [49 CFR Part 24](#) effective June 3, 2024.

1.2. Mission Statement and Responsibility

DOT&PF’s mission is “Keep Alaska Moving through Service and Infrastructure.”

In managing the State’s public transportation properties, DOT&PF has a legal obligation to serve the traveling public by protecting the safety and integrity of a highway’s design, and to facilitate the design, construction, maintenance, and operation of highways. DOT&PF is committed to furnishing cost-effective, sound, and reliable transportation systems and public facilities for all Alaskans.

The ROW Group meets this obligation by providing engineering, appraisal, acquisition, relocation assistance, and property management services. ROW professionals are tasked with safeguarding the public’s rights protected by various founding documents, laws, statutes, and policies. ROW agents have both the duty and the responsibility to serve the people of Alaska through exemplary conduct, patient explanation, and courteous treatment of all with whom they come in contact. Agents must have thorough knowledge of basic engineering practices; theories and techniques of real property appraisal, acquisition, and management; and real property law and regulations. Agents must be able to communicate effectively and must be honest, forthright, tactful, thorough, meticulous, determined, and innovative.

1.3. History and Organization

This section describes DOT&PF’s ROW history and organization, as required by [23 CFR 710.201\(b\)](#).

1.3.1. History

The Alaska Road Commission was created in 1905 and remained until 1959. The Alaska Department of Public Works was then created to oversee highways, airports, waters and harbors, buildings, and other related functions. In 1962, the Governor of Alaska established the Department of Highways and Public

Works by executive order. The Department remained as the parent organization of Aviation, Water and Harbors, Buildings, and the newly created Division of Marine Transportation. Finally, in 1977, the Department of Highways was eliminated and replaced with the Department of Transportation & Public Facilities to combine the work of the two previous business units.

1.3.2. Organization

DOT&PF is generally geographically decentralized, with a statewide (HQ) office and Southcoast (Juneau), Central (Anchorage), and Northern (Fairbanks) regional offices. There are also highway maintenance offices, design offices, marine facilities, airports, and public buildings scattered

across the state. DOT&PF's Web site is located at: <http://dot.alaska.gov>.

ROW employees are located in the headquarters and regional offices. Organization charts and position descriptions for ROW are available in the regional offices or from the Division of Statewide Design & Engineering Services at 3132 Channel Drive, Juneau, AK 99801 whose mailing address is PO Box 112500, Juneau, AK 99811-2500. Position descriptions and qualifications for job series are also available online at <https://workplace.alaska.gov>.

The following chart gives an overview of the functions of each ROW Group, however regions may organize duties differently. Responsibilities are further detailed in succeeding chapters of this manual.

Position Title or Unit Name	Functions and Duties
Regional ROW Chiefs (Central, Northern, Southcoast)	<ul style="list-style-type: none"> • Act as lead ROW personnel to represent and manage their assigned region's ROW Groups to deliver capital projects and support and develop other State and public interests; • Supervise and delegate work and authorities to Regional ROW Groups and approved contractors (excluding appraisers and review appraisers); • Coordinate early with environmental and project design staff by advising on acquisition considerations and challenges; • Make the Determination of Just Compensation, for each parcel acquired; • Approve justified administrative settlements for payments above value; • Approve relocations benefits payments; • Approve payments (as delegated) to contractors, property owners (sellers/lessors), lessees/tenants, attorneys, contract negotiators, contract appraisers, and others involved in ROW and property management activities; • Certify ROW acquisitions compliance for projects as ready for construction; and • Oversee permitting, alternative ROW uses, and property management.
ROW Engineering Groups (Regional)	<ul style="list-style-type: none"> • Coordinate design and ROW functions in support of project development and delivery; • Prepares or orders title reports, ROW plans, parcel plats; subdivision surveys; Records of Survey; and obtains platting approval where necessary; and • Provides reviews and commentary on local platting authority actions by others affecting DOT&PF properties and interests, including easement vacations.
ROW Acquisition Groups (Regional)	<ul style="list-style-type: none"> • Prepare conveyance and related documents, including waiver valuations;

Position Title or Unit Name	Functions and Duties
	<ul style="list-style-type: none"> • Coordinate with Statewide Appraisal and Review Group for appraisal and appraisal reviews and related Professional Services Agreements (contracts); • Negotiate and acquire parcel(s); • Coordinate acquisitions from Federal and State agencies; • Handle acquisitions involving archaeological or paleontological significance according to Federal regulations; and • Recommend condemnations, when appropriate, and support the Department of Law (LAW) in litigation and other ROW-related matters.
ROW Pre-Audit Groups (Regional)	<ul style="list-style-type: none"> • Perform all ROW administrative functions, including tracking all funding and expenses for ROW Group and coding all expenses to the proper ledger accounts according to State and Federal regulations; • Prepare parcel review reports; • Monitor projects to ensure proper completion of conveyance documents, recording of ROW plans, and proper documentation of condemnation proceedings (where appropriate); • Coordinate with Finance Groups to encumber funds and process payments to contractors, landowners, and others involved in the ROW portion of a project; • Prepare project close-out files and memo; and • Submit appropriate tax forms to landowners and IRS.
ROW Relocation Groups (Regional)	<ul style="list-style-type: none"> • Work with approved relocation contractors and Environmental staff to prepare relocation studies for use in environmental documents; • Determine eligibility of displaced persons and assist relocations to suitable replacement properties (residential and nonresidential) in accordance with FHWA guidance, industry-approved training, and applicable Federal and State laws and regulations; • Inventory and monitor non-residential moves; • Inspect and approve comparable replacement housing for decent, safe, and sanitary (DSS) requirements; • Determine amounts for eligible relocation payments; and • Review relocation payment claims.
ROW Property Management Groups (Regional)	<ul style="list-style-type: none"> • Represent DOT&PF to the public for site-specific property-related inquiries, manage property, records, and make periodic reports; • Perform agency reviews and provide advisories to other Department groups and agencies on various adjacent or concurrent uses; • Permit various authorized and alternative ROW uses, clear encroachments, and conduct disposals; and • Make final inspections and takes possession of acquired properties, manage rental of properties after acquisition, and arranging for clearing of improvements from property before construction.

Position Title or Unit Name	Functions and Duties
Statewide Real Estate/ROW Group (Statewide)	<ul style="list-style-type: none"> Promotes, supports, and defends the agency's public transportation and real estate management authorities, obligations, activities, and interests in service to the regions, other business units, and leadership; Acts as a liaison with funding partners, regulatory agencies, LAW, lawmakers, various other agencies, and the public, including serving as the agency's voting member for the American Association of State Highway and Transportation Officials (AASHTO) Committee on ROW, Utilities, and Outdoor Advertising Control; Serves as the Statewide Relocation Officer, when delegated by the Chief Engineer, to conduct formal, second-level relocations appeal hearings with assistance from LAW; Facilitates ROW training for staff and contractors statewide; Maintains and periodically publishes updates to the this manual, as required; and Manages the Statewide Appraisal and Review Group (including contractors).
Statewide Appraisal and Review Group (Statewide)	<ul style="list-style-type: none"> Ensures unbiased checks and balances, quality control, and risk management to promote public trust and preserve the program's integrity by preventing influence (including the mere appearance thereof); Either by qualified, in-house staff or through administration of Professional Services Agreements (contracts), serves as the designated subject-matter experts on valuation matters and provides guidance on Federally-required and industry-standard appraisal qualifications, contract scopes, and standards and makes the Recommendation of Just Compensation to set the minimum acquisition costs for parcels; Exists behind the HQ firewall, separating negotiators and acquisition agents from appraisers and review appraisers in accordance with the State and Federal laws and regulations; and Supports LAW on condemnation, litigation, and other ROW-related matters, including providing expert testimony on DOT&PF valuations and valuation reviews.

1.4. Project Funding

For the purposes of this manual, all real estate acquisitions, including those for public facilities, are referred to as ROW.

Funding for DOT&PF projects comes from the following sources:

- Alaska General Fund, through the Alaska Legislature;
- Federal Highway Trust Fund, through FHWA;

- Airports and Airways Improvement Act of 1982 and the Airport and Airway Development Act of 1970, through the Federal Aviation Administration (FAA); and
- Federal Transit funding through the Federal Transit Administration (FTA).

1.5. Statutory and Regulatory Background

The United States (U.S.) Constitution and the Alaska Constitution require that just compensation be paid to the owners of private property acquired for public

use. The Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended applies to all real property acquisitions where Federal funds are involved in any phase of a project that involves these properties. The law has been amended several times, most significantly in 1987 as part of the Surface Transportation and Uniform Relocation Assistance Act ([Pub. L. 100-17](#)) and in 2012 as part of the [Moving Ahead for Progress in the 21st Century Act](#) ([Pub. L. 112-141](#)). Together, they are referred to as the “Uniform Act”.

The acquisition and relocation procedures described in this manual are based upon the Uniform Act. DOT&PF's statutory authority to hold title and manage land is contained in [AS 02](#), [AS 19](#), [AS 28.01](#), [AS 28.05](#), [AS 30](#), [AS 34.60](#), [AS 35](#), [AS 41.21](#), and [AS 36.30](#). DOT&PF's authority to acquire real property and to control outdoor advertising are contained in part under [AS 19](#). [AS 34.60](#) deals with relocation assistance and real property acquisition practices.

FHWA was the lead agency in writing regulations involving real property acquisition and relocation. The regulations are based upon the Uniform Act and are contained in [49 CFR 24](#). These regulations apply to all Federal agencies or to any project with any type of Federal funding. DOT&PF has adopted certain portions of [49 CFR 24](#) by reference in [17 AAC 81](#) (Relocation Assistance Services).

In addition to complying with State and Federal statutes and regulations dealing directly with acquisition and relocation requirements, as a condition to receiving funding from FHWA, The agency must ensure compliance with the provisions of the laws listed in [49 CFR 24.8](#), including but not limited to:

- Civil Rights Act of 1964 ([Pub. L. 88-352](#) as amended, 78 Stat. 241, enacted July 2, 1964 and codified as [42 USC 2000e](#));
- [23 USC 324](#) (Prohibition of Discrimination on the Basis of Sex);
- [23 CFR 200](#) (Title VI Program and Related Statutes—Implementation and Review Procedures);
- [49 CFR 21](#) (Nondiscrimination in Federally-Assisted Programs of the U.S. Department of

Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);

- [49 CFR 27](#) (Nondiscrimination on the Basis of Disability in Programs and Activities Receiving or Benefiting from Federal Financial Assistance); and
- Rehabilitation Act of 1973 ([Pub. L. 93-112](#)).

No person in the U.S. or alien who is lawfully present in the U.S. may, because of race, color, national origin, gender, age, income, or disability, be excluded from participation in, or be denied the benefits of, or otherwise be subjected to discrimination under any activity or program for which the State of Alaska receives Federal funding. The Alaska Department of Transportation & Public Facilities' compliant Nondiscrimination Policy Statement is available online at http://dot.alaska.gov/tvi_statement.shtml.

Discrimination is also prohibited by the State in the selection and retention of contractors whose services are retained for (or incidental to) construction, property management, and ROW acquisition (including contracts for appraisal services, title reports, and title insurance and disposal of improvements).

1.6. Oversight Agreement

Section 106 of Title 23, United States Code ([23 USC 106](#)) requires FHWA and the State to enter into an agreement to document a new delegation of responsibilities.

This [Stewardship and Oversight Agreement](#) sets forth the agreement between the FHWA Division Office and the DOT&PF with respect to Title 23 project approvals and related responsibilities, and Federal-aid Highway Program oversight activities.

Several instances are specified in [23 CFR](#) where approval actions differ for interstate projects. See the current Stewardship and Oversight agreement for guidance on ROW project responsibilities.

1.7. Summary of Project Activities

This section includes a brief summary of the various phases of a highway project. Projects are developed according to the applicable Federal phases. Individual projects may vary and some phases are rarely, if ever, used.

Project phases are generally categorized as follows:

- Phase 0: Placeholder: This is used to hold funds until they are ready to be allocated, sometimes when match comes from another entity;
- Phase 1: Unprogrammed Legislative Authority;
- Phase 2: Preliminary Engineering (Design): This generally includes pre- and post-Environmental Document work through Final Plans, Specifications, & Estimates (PS&E). Some ROW appraisal and acquisition activities may be conducted in this phase with pre-approval of the Regional Preconstruction Engineer (see Ch. 2);
- Phase 3: ROW (some ROW appraisal and acquisition activities may be conducted in Ph. 2 with pre-approval of the Regional Preconstruction Engineer (see Ch. 2);
- Phase 4: Construction;
- Phase 7: Utility Relocation;
- Phase 8: Statewide Planning & Research; and
- Phase 9: Other: This category is sometimes used for items such as Planning and Environmental Linkage (PEL) studies.

A more detailed flow chart is available in Chapter 4 of the [Alaska Highway Preconstruction Manual](#). Most ROW activities are accomplished during Phases 2 and 3.

1.7.1. Phase 2

Project development for a Federal-aid highway project begins with FHWA's Authority to Proceed (ATP) for Preliminary Engineering through Environmental Document Approval or ATP for Reconnaissance Engineering. An approval details the decision on how, or whether, to proceed with project design. Primary activities include engineering and environmental studies to identify and analyze reasonable alternative solutions to the problem or deficiency, and work necessary to produce an approved Environmental Document. ROW work in support of environmental studies is normally performed under the Preliminary Engineering authorization.

ROW's first involvement in a project generally begins with review of the preliminary design plans to determine property, easement, and permit needs and costs or when the regional Environmental Group requests relocation studies for the proposed project. Using preliminary design plans provided by the Engineering Manager, ROW staff prepare estimates of the probable number of parcels for each alternative, their acquisition and relocation costs, and "incidentals" - the cost of performing ROW activities.

ROW and Environmental staff also assess the number and socio-economic effects of residential and business displacements it causes and report the results to the Engineering Manager.

If there is a public hearing on the Environmental Document where ROW acquisition is anticipated, ROW staff may attend and discuss the acquisition and relocation processes.

Under certain circumstances as set forth in Chapters 2 and 6 of this manual, the agency may conduct certain ROW acquisition activities outside their usual phases. In most cases, FHWA issues the ATP through final PS&E after Environmental Document approval. The primary activity is engineering to identify and analyze principal design features and design elements that will satisfy the project's purpose and need and produce final construction plans and specifications.

Some project support activities include such things as surveys; materials/foundation investigation; traffic/accident analysis; ROW plans; valuations and market data research including relocation studies (see Chapters 2 and 6); environmental re-evaluation; utility agreement development; and (on projects with bridges or major structures) coordination with the Bridge and Statewide Materials Sections.

Once the project has received design approval, the ROW Engineering Group identifies land needs based on design plans and completes a title search for the project (using either staff or a title company) and then prepares the ROW plans based upon project design and title information.

1.7.2. Phase 3

DOT&PF generally requests from the Federal agency ATP for Appraisal and Acquisition after final ROW plans have been completed, unless this

authority was requested under Phase 2. See Chapters 2 and 6.

ROW activities under Phase 3 generally include the appraising, acquiring, and managing of property and relocating affected parties.

After FHWA has given ATP with appraisal and acquisition, the parcels on the project are valued, either by waiver valuation or appraisal and review) to establish Just Compensation for each parcel.

After approval by the Regional ROW Chief, the ROW agent contacts each property owner and attempts to acquire the parcels with the offer of Just Compensation. If negotiations fail or title complications exist, and if administrative settlement at a price above value is imprudent or unsuccessful, condemnation proceedings are initiated through LAW. These proceedings may significantly affect project schedules and budgets. The proposed acquisition must be for the greatest public good and the least private injury and the Preconstruction Engineer must approve the decision to proceed with condemnation.

Property owners may request construction items be added to the plans. The ROW agent submits such requests for Engineering Manager approval using [Memorandum of Agreement \(MOA\) Form 25A-R605](#).

If acquiring property necessitates relocating an affected party, the acquisition agent and relocation agent should be present at the initial meeting with a property owner. These agents will coordinate efforts until the property has been acquired and the party is relocated.

When a parcel with improvements is acquired, the Property Management Group is notified so they can make arrangements to clear the improvements from the property to prepare it for project construction. The Property Manager prepares an inventory of improvements and excess property acquired.

The Property Manager then arranges for clearing the acquired ROW of any improvements, controlling encroachments, and disposing of lands no longer necessary for public use.

When all necessary property rights have been obtained a (or otherwise noted) and all displaced parties have relocation housing made available to them, the Regional ROW Chief certifies the project

and signs the appropriate [Project Certification Form](#) that is circulated by the Project Manager before requesting construction authority.

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2. Administrative Procedures

- 2.1. Introduction
- 2.2. ROW Work Performed in Phase 2
- 2.3. ROW Work Performed in Phase 3
- 2.4. Contracts with Local Public Agencies or Private Consultants
- 2.5. Right-of-Way Project Files
- 2.6. Reporting Land Sales to the Internal Revenue Service
- 2.7. Right-of-Way Certification and Relocation Program Assurances
- 2.8. Periodic Reports
- 2.9. Pre-Audit Procedures
- 2.10. Attorney General's Office Review

2.1. Introduction

This chapter covers general administrative procedures for the ROW Section, such as obtaining Authority to Proceed (ATP), preparing and submitting periodic reports, maintaining project files, certifying the project ROW, contracting with private consultants, and managing employee training.

Chapters 3-11 each cover one major ROW activity (title and plans, appraisals, etc.). However, administrative procedures are involved throughout the project. Therefore, this chapter covers activities that span the entire ROW process. The general processes and project phases are discussed in Ch. 1. For more detailed information on a particular ROW activity, please refer to the appropriate chapter.

2.1.1. State-Funded Projects

State-funded projects are projects with no Federal funding for any phase (planning through construction) of the project. For uniformity, ROW procedures for State-funded projects are based on the Uniform Act and will generally follow the procedures set out in this Manual. However, since the Uniform Act does not specifically apply to State-funded projects, monetary incentives and streamlined authorization and approval levels should be implemented.

The process for projects designated as State-funded is set out in Sec. 490 of the [Alaska Highway Preconstruction Manual](#). The Project Development Authorization (PDA) designates the project funding source, i.e. State or Federal. See Ex. 2-1.

As soon as the project corridor is identified, you may commence with ROW title work and ROW plans development.

2.2. ROW Work Performed in Phase 2

With approval from the Regional Preconstruction Engineer, or their designee, DOT&PF may conduct certain acquisition activities prior to Phase 3 including through and after Environmental Document Approval. Though these activities normally occur in Phase 3, it may be beneficial in some cases to conduct title searches, valuations (by waiver or appraisal), preliminary property map preparation, relocation planning activities, appraisal review, and other related ROW activities earlier. The guidelines for conducting this type of work early are outlined in [23 CFR 710.203](#). ROW activities involving contact with affected parties for purposes of negotiation and relocation assistance must normally be deferred until after the Environmental Document approval, except as provided in [23 CFR 710.501](#) (early acquisition) and [23 CFR 710.503](#) (protective buying and hardship acquisition).

Staff must carefully weigh the risks and benefits associated with conducting ROW activities early. Risks include delays to project delivery, increased expenses, excess acquisitions not eligible for reimbursement, and duplicative work due to:

- design changes affecting the parcels to be acquired;
- appraisals going stale (or market conditions changes affecting property values) before the initiation of negotiations; and
- comparability and availability of relocation properties changing.

Benefits to conducting ROW activities before a typical acquisition phase may include:

- expediting the acquisition process by engaging in preparatory activities early;
- beginning acquisition activities early in an off season when services are in lower demand or when weather is more compatible;
- acquiring when a parcel is offered for sale or as a donation (early acquisition);

- early relocations affording affected parties more time to identify replacement housing;
- protective buying (advance acquisition, see Sec. 2.3.4); or
- property owner hardship (advance acquisition, see Sec. 2.3.4).

When advising the Preconstruction Engineer to authorize early acquisition activities it is important to understand that the appraisal costs for any parcels not included within the final design for the project could be coded as nonparticipating costs. Another option would be to request authorization to appraise and advertise the appraisal contract but not award the contract until final design approval for the project has been given.

Authority to acquire parcels in full may also be authorized by FHWA in Phase 2 once they have approved the Environmental Document.

The design Project Manager must notify the ROW Section when to provide a cost estimate for preliminary ROW activities approved by the Preconstruction Engineer and incidental work in Phase 2 such as temporary construction easements or hardship acquisitions and when to begin working on a project. The ROW agent or Pre-Audit Unit provides the cost information to the design Project Manager. This information is submitted on a PDA by the Project Manager to document certain ROW work done in Phase 2.

For projects where no permanent property rights are being acquired but temporary construction easements are necessary, those parcels may be acquired in Phase 2 provided all the following conditions are met:

- Environmental Document has been approved as a Categorical Exclusion (CE);
- temporary interest will not exceed 3 years;
- Phase 3 has not been opened and is not anticipated to be requested;
- value of the parcel is less than \$35,000 and the waiver valuation process will be utilized;
- total sum of the temporary construction easements for the project will not exceed \$150,000; and

- funding request clearly notes the acquisition of temporary construction easements (TCE) and that these conditions, as outlined, are met.

If any of these conditions cannot be met, then parcels will need to be acquired under Phase 3 authority.

2.3. ROW Work Performed in Phase 3

2.3.1. Federal-Aid Highway Projects

For Federal-aid highway projects, ATP for appraisal and acquisition must be obtained before beginning Phase 3 ROW work. ROW provides a current ROW cost estimate (Sec. 2.9.1) to be included with each request for ATP. Ch. 6 details the acquisition process.

2.3.2. Federal-Aid Aviation Projects and Projects Funded Fully with State Funds

There is no formal Federal authority to proceed with acquisition required for aviation projects or for State-funded projects. Authorization is required from the Regional Preconstruction Engineer (typically after the Environmental Document is approved).

2.3.3. Project Certification and Authority to Advertise

For FHWA and FAA projects, the Project Manager or contracts officer (depending on regional policy) prepares the Project Certification and the Authority to Advertise (ATA) when the PS&E is complete. The ATA only occurs after the Regional Preconstruction Engineer approves the Project Certification.

The Regional ROW Chief signs the Project Certification to confirm that the ROW has been certified. This means that all necessary ROW for a project has either been acquired or that provisions have been made for its acquisition. See Sec. 2.7.

2.3.4. Federal Project Advance and Early Acquisition

In some cases, parcels may be purchased in advance of a project. Advance acquisition is acquiring one or more parcels for a project before the normal sequence of acquisition events, generally for a hardship case or protective buying, or by donation. Early acquisition is acquisition of real property interests prior to receiving a Federal-aid authorization to proceed to acquire property with Federal-aid funds, before completion of the environmental review process for a proposed transportation project, as provided under [23 CFR 710.501](#) and [23 USC 108](#). FAA does not have an early acquisition process. FHWA may approve advance or

early acquisition for a highway project in certain situations, as explained in the remainder of this section.

FHWA approval of advance acquisition is specific *only* for each parcel listed as a hardship case or protective buying.

Other project parcels must receive the standard FHWA ATP with appraisal and acquisition.

Detailed, careful consideration of advance or early acquisition is necessary. The Regional ROW Chief should consider budget, staff, and other resource constraints (since early acquisition is a drain to both) and should clearly defend (and support in writing) the advantage of purchasing the properties before the normal sequence of acquisition events. See [23 CFR 710.501](#) for the justification requirements.

Hardship Cases and Protective Buying

For hardship cases, the property owner must have documented health, safety, or financial reasons for determining that hardship exists.

Protective buying involves purchasing to prevent imminent development and increased costs for a future project, preserving a corridor for a future highway location, or providing access management.

The Regional ROW Chief may request Federal participation of a parcel within a proposed highway corridor before the NEPA process is complete, but the acquisition process must meet various conditions. See Ch. 6 and [23 CFR 710.503](#).

Corridor Preservation and Access Management

To preserve a corridor for a future highway location, or to provide access management, DOT&PF may acquire ROW before executing a Federal-aid (project) agreement with FHWA. Acquisition costs are not eligible for Federal-aid reimbursement but they may become eligible as a credit toward the State's share of a Federal-aid project, with varying applicable criteria.

2.3.5. Acquisition Incentive Program

The Acquisition Incentive Program is intended to reduce project time and potentially costs by offering property owners an incentive above the approved just compensation for timely acceptance of the offer to acquire their property. Ch. 6 prescribes procedures for approving and applying the Acquisition Incentive Program.

2.4. Contracts with Local Public Agencies or Private Consultants

2.4.1. Local Public Agencies (LPAs)

The Regional ROW Chief may enter into written agreements or contracts with local government entities.

Subgrantees must also follow the requirements of this manual and the applicable provisions within United States Codes, Code of Federal Regulations, Alaska Statutes, and Alaska Administrative Code. Contracts should reference this requirement and a statement that DOT&PF will oversee the work and review files.

2.4.2. Private Consultants

The Regional ROW Chief may enter into contracts with private consultants to acquire ROW for Federal-aid projects. The Regional ROW Chief sends an informational copy of each appraisal contract to the Statewide ROW Chief or designee. The contract may be for individual project activities or the complete project, with the exception of the following functions:

- appraisal review function (which is conducted or overseen by DOT&PF headquarters except at the express permission given at discretion of the Statewide Right-of-Way Chief to contract to private consultants);
- preparation of waiver valuations unless specified in the contract and approved by the Regional ROW Chief; and
- approval of waiver valuations (which must be approved by the Regional ROW Chief).

The Regional ROW Chief ensures that consultants are in compliance with the contract, the Uniform Act, and this Manual. Regional ROW staff monitors all contract activities and payments for compliance except for contracts for appraisal review, which are monitored by Statewide Appraisal and Review Group.

Contractors must also follow the requirements of this manual and the applicable provisions within United States Codes, Code of Federal Regulations, Alaska Statutes, and Alaska Administrative Code. Contracts should reference this requirement and a statement that DOT&PF will oversee the work and review files.

2.5. Right-of-Way Project Files

The Regional ROW Chief ensures that the official active project files are kept current with all necessary documentation.

Here is a list of the necessary information required for each project (in suggested filing order):

1. Project General Correspondence File: contains project authorities, plan approvals, multi-parcel correspondence, appraisals, waiver valuations, and negotiations, and negotiation assignments.
2. Parcel Acquisition Files:
 - a. left side of the parcel acquisition file contains general correspondence relating to the parcel. See Ch. 6 for more on acquisitions; and
 - b. right side of the parcel acquisition file is “built up” as follows (see Ch.6):
 - 1) title information;
 - 2) original appraisals or waiver valuations;
 - 3) Right-of-Way Chief’s Determination of Just Compensation ([Form 25A-R505](#)) with tagged divider sheet on top;
 - 4) acquisition agent assignment;
 - 5) property management, if any, with divider sheet on top;
 - 6) retention value estimate;
 - 7) rental agreement(s);
 - 8) Bill(s) of Sale or Demolition Contract;
 - 9) negotiation correspondence, (market value letter, counteroffers, and administrative settlement approvals);
 - 10) [Notice to Relocation Form 25A-R607](#);
 - 11) Diary & Record of Negotiations;
 - 12) deeds or condemnation documents;
 - 13) purchase voucher(s); and
 - 14) parcel review report.
 3. Relocation Parcel File: A separate relocation parcel file containing all required documentation (discussed in Ch. 7) is maintained for each parcel requiring relocation as follows:
 - a. left side of file folder: parcel relocation correspondence by date;
 - b. right side of file folder: completed relocation forms/purchase vouchers in chronological order. If there is more than one displaced person, tabbed divider sheets should be used to separate displaced person units;
 - c. [Relocation Parcel Review Report Form 25A-R240](#) should be on top of each unit; and
 - d. a copy of the relocation planning documents or reference to where the relocation study file is maintained and a log of updates to the study.

4. Appraisal Contract File: there is one contract file for each contract issued. The file contains the original contract, all amendments, notices to proceed, invoices, payment vouchers, etc. See Ch. 4 for appraisals.

5. Condemnation File: there must be a separate condemnation file containing all correspondence between DOT&PF and the Department of Law. This file is privileged and should be marked “CONFIDENTIAL-ATTORNEY-CLIENT PRIVILEGE” so that it is clear that release of the information is restricted from [Freedom of Information Act](#) requests in the manner prescribed by the Alaska Public Records Act ([AS 40.25.120\(a\)\(4\)](#) and [\(a\)\(12\)\(A\)](#)). See Ch. 6 for condemnations.

2.5.1. Project Records Retention

ROW plans, property deeds, survey field books, and other documents that are evidentiary to property boundaries and ownership are vital records and must be permanently retained.

The regional office must retain documentation of land acquisition and disposition, including negotiated purchases, condemnation, and relocation, in accordance with [23 CFR 710.201\(e\)](#).

The Regional ROW Chief may dispose of original records otherwise retained on electronic or other media. The required length of retention applies, regardless of the media used. The Statewide Appraisal and Review Group in the Statewide Real Estate/Right-of-Way Group acts as the official repository for and custodian of all appraisals, appraisal reviews, and associated work files, which must be maintained in accordance with the appropriate retention schedules. See Ch. 4.

2.6. Reporting Land Sales to the Internal Revenue Service

The ROW agent must request the Tax Identification Number (TIN), which is generally the Social Security number, from each owner, sole proprietor, or partnership for each parcel being acquired with a market value or settlement of \$600 or more (a corporation's TIN is not required for IRS reporting). The \$600 or more acquisition cost applies to the transaction as a whole. Therefore, even if the settlement is divided among several owners, each must be reported. Only one TIN is needed for a husband and wife. See Ch. 6.

IRS Form 1099-S must be submitted to the IRS. Report each parcel acquired for \$600 or more in the calendar year in which title passed to DOT&PF. The amount of compensation to be reported is as follows:

- total acquisition amount, which could include cost-to-cure and damages (It is up to the property owner to confer with a tax person to define what portion of the payment is reported to the IRS as income. DOT&PF reports the total amount paid for each parcel when the transaction is settled without an eminent domain action.); and
- amount withdrawn from the court registry for each parcel when eminent domain action is necessary. (This may include the deposit made available to the condemnee at the time the Department of Law files the Declaration of Taking.)

Form 1099-S is required for acquisitions only, not for relocation payments. Mail the forms so that they reach the property owner by the date specified by the IRS.

At the end of each calendar year, the Regional ROW Section reviews the condemnation cases filed for that year, creating a list by Civil Case Number and calling the Clerk of Court for the judicial district within which the case was filed to verify what amount was withdrawn from the court during the calendar year. If money was withdrawn, the Pre-Audit Unit reports the amount. If no money was withdrawn, the Pre-Audit Unit tracks for the next calendar year.

2.7. Right-of-Way Certification and Relocation Program Assurances

To request ATP through Construction, the Regional ROW Chief completes the right-of-way section of the Project Certification Form. See the Alaska [Highway](#)

[Preconstruction Manual](#). Using this form, the Regional ROW Chief signs certifying:

- the number of parcels and temporary construction easements and permits (indicated separately);
- that all individuals and families have been relocated to decent, safe, and sanitary housing, or adequate replacement housing in accordance with the provisions of the current FHWA directives has been made available to displaced persons; and
- which of the following four types of right-of-way certifications applies:

Cert. 1: All necessary rights-of-way, including control of access rights when pertinent, have been acquired including legal and physical possession or formal condemnation proceedings are underway (indicate the number of parcels in condemnation).

Cert. 2: Although all necessary rights-of-way have not been fully acquired, the right to occupy and to use all rights-of-way required for the proper execution of the projects has been acquired (indicate the number of parcels with right of entry only).

Cert. 3: The acquisition and right of entry of a few remaining parcels is not complete, but all occupants of the residences on such parcels have had replacement housing made available to them in accordance with [49 CFR 24.204](#). This is a conditional certification (indicate date of approval for Public Interest Finding (PIF). See Sec. 2.7.1 and 2.7.2. This level of certification requires a two-step approval process and [23 CFR 635.309\(c\)\(3\)](#) provides two options:

- 1) ATP may be granted for advertising the project before all rights are acquired, on the condition that all the remaining parcels and/or rights of entry will be acquired before the start of construction (see [23 CFR 635.309\(c\)\(3\)\(i\)](#)); or
- 2) under certain conditions, authority to proceed to construction may be granted for the project without all acquisitions complete (see [23 CFR 635.309\(c\)\(3\)\(ii\)](#)) to allow the

contractor to perform temporary work around the parcels. This option is rarely used as it is critical to carefully consider the risks of construction delays, which could potentially give rise to a contractor's claim for damages.

To advance a Cert. 3 conditional certification under either option above, see [23 CFR 635.309\(c\)](#) and the Stewardship & Oversight Agreement to determine if FHWA approval is needed.

- See [23 CFR 635.309\(c\)\(3\)](#) and Sec. 2.7.1 for the required analysis and documentation for conditional certification.
- When a PIF is required, follow [Policy & Procedure 10.02.013](#) and the other requirements for a PIF in this section.
- Include with the Project Certification form FHWA approval for conditional certification and a list of parcels that have not been cleared. Provide a date of when they are expected to be cleared and substantiation that such date is realistic.

Cert. 4: Construction will be contained within the existing right-of-way, including temporary or conditional acquisitions.

For conditionally-certified projects, prior to issuing to the contractor a notice to proceed to construction, provide an updated notification to the Construction Section and FHWA that either all parcels have been cleared or a depiction of all locations where right of occupancy and use has not yet been obtained. For the latter, include a realistic date when physical occupancy and use is anticipated for the remaining parcels. See [23 CFR 635.309\(c\)\(3\)\(iv\)](#).

2.7.1. Public Interest Finding (PIF) for Conditional Certification

A PIF is required when FHWA approval is required to advance the project ahead of ROW clearance. Include the following information with the PIF and request for approval:

1. Identify and describe the project, including whether the project is on the NHS and which agency has approval authority. See Stewardship & Oversight Agreement.

2. State the purpose of the PIF and cite applicable regulations for the type of project certification sought:
 - a. ATA under [23 CFR 635.309\(c\)\(3\)\(i\)](#); or
 - b. approval for physical construction under a contract or through force account work [23 CFR 635.309\(c\)\(3\)\(ii\)](#).
3. Provide adequate narrative to cover the following:
 - a. written justification for why it is in the public interest for the project to advance to the next step prior to having all parcels/land use rights acquired;
 - b. a list of parcels/land use rights not yet fully acquired, including status, remaining issues, and estimated dates of possession for each;
 - c. a discussion of risks and alternatives if the excepted land use rights cannot be authorized by the anticipated date to avoid construction delays/changes to the construction contract (change orders) due to remaining ROW acquisitions;
 - d. a ROW plan indicating which parcels are being certified as clear, which parcels are currently excluded from certification, and the restricted limits of construction; and
 - e. any other relevant information necessary to show benefit to the public.

2.7.2. Documents for the Project Manager

At the time of ROW certification, the ROW agent must transmit copies of the following to the DOT&PF Project Manager:

- [Form 25A-R605 Memorandum of Agreement \(MOA\)](#) for each parcel successfully negotiated;
- Pg. 1 of [Form 25A-R685 Record of Contact](#) providing names and contact information for the acquisition of interest. Any materials source agreements negotiated by ROW;
- any other instrument providing permanent or temporary interest in a property;
- any "Other Conditions" noted on the MOA or any material source agreement negotiated by ROW specific to the project will be included in the contract; and
- a copy of conditional certification approval with PIF if conditional certification is used.

A meeting is recommended between the Project Engineer and ROW staff *before* the construction

project begins. Use this meeting to inform the Project Engineer of any arrangements made and any pertinent information helpful to the Project Engineer.

When it is not feasible to clear all encroachments ahead of construction on a Federal-aid project, the location of the any encroachment(s) not yet cleared shall be noted on the ROW certification. Construction plans and/or specification will note the location and the planned method of resolution for any encroachments that affect construction. Three common methods to resolve encroachments are removing, permitting, or vacating. All encroachments must be resolved prior to the close out of the project as required by [23 CFR 1.23\(b\)](#).

2.8. Periodic Reports

The Regional ROW Chief prepares the following reports annually:

- [Title VI Activity Report \(For Purposes of Compliance with the Civil Rights Act of 1964\) Form 25A-R210](#) (submit to the Statewide Civil Rights Office);
- State Fiscal Year Internal Annual Land and Right-of-Way Relinquishments Report (submit to the Statewide ROW Chief for consolidation and forwarding to the Finance DOT&PF Fix Assets Group);
- a list of any training Regions made available to ROW staff during the preceding calendar year (submit to the Statewide ROW Chief); and
- Consolidated Annual Statistical Report ([49 CFR Part 24 Appendix B](#)) (submit to the Statewide ROW Chief for consolidation and forwarding to FHWA).

Annually after October 1, the FHWA Alaska Division Office will call for the Consolidated Annual Statistical Report covering the Federal fiscal year (October 1 of the prior calendar year through September 30 of the current year) and provide a method and deadline for submission.

2.9. Pre-Audit Procedures

The ROW Pre-Audit Unit handles many of the administrative functions of the ROW Section, such as:

- tracking all funding and expenses;
- preparing Parcel Review Reports;

- coordinating with DOT&PF's Finance Section to encumber funds for projects;
- processing payments;
- coding expenses to the proper ledger account;
- monitoring each project to ensure proper completion of conveyance documents and proper documentation of eminent domain proceedings; and
- preparing project closeout documentation.

2.9.1. Current Cost Estimate

The project agreement between DOT&PF and FHWA must be supported by a [Cost Estimate Form 25A-R220](#). The cost estimate is a summary of the anticipated cost for each ROW Section.

FHWA will not participate in moneys expended over the programmed amount of the cost estimate.

Submit a current cost estimate when requesting ATP for appraisal and acquisition and explain any request for a modification to the project agreement. The cost estimate includes the entire cost of the ROW activities for the project, including work performed by authorized review appraisers and the Department of Law.

During the development of an aviation project, there is no Federal agreement until the project enters the construction stage. See Ch. 10 for FAA Requirements.

2.9.2. Acquisition: Guidelines for Parcel Review Report

The ROW Pre-Audit Unit must prepare a [Parcel Review Report Form 25A-R230](#) for each ROW parcel for which payment exceeds \$500. The guidelines on page 2 of the form explain the actions to be taken by the reviewer.

The Parcel Review Report provides documentary evidence of the review, verification of work performance, and the basis for segregation of participation and nonparticipation costs. The Parcel Review Report supplements the review steps being performed by various ROW Section personnel and becomes a part of the individual parcel file.

2.9.3. Relocation: Guidelines for Relocation Parcel Review Report

The ROW agent submits for payment each relocation payment claim to the Pre-Audit Unit, who will fill out

a [Relocation Parcel Review Report Form 25A-R240](#) as set out in Ch. 7. The ROW Pre-Audit Unit reviews documentation, distributes costs, and signs as reviewer. This form helps determine coding of the distributed costs and provides a review of the work accomplished on the parcel.

2.9.4. Funding, Encumbrance Processing, and Payment

The funding process is as follows:

1. ROW receives a notice of request from the design Project Manager for an estimate and a PDA for ROW incidental costs in Phase 2 and/or Phase 3 funding. See Ch. 1 for a description of project phases.
2. ROW prepares a Cost Estimate and submits them to the design Project Manager.

Encumbrance Processing

The ROW Pre-Audit Unit encumbers funds for requests from the ROW agent. Some items for which Pre-Audit would encumber funds may include:

- approved professional services contracts;
- stock requests;
- just compensation; and
- anticipated obligations for legal fees and relocation claims (derived from the cost estimate).

Pre-Audit also determines whether funding in Integrated Resource Information System (IRIS) is sufficient and requests that Finance encumber funds. If it is not, Pre-Audit refers to the funding process procedures.

Pre-Audit receives notice from Finance that funds are encumbered.

Payments

The Pre-Audit Unit receives, from ROW or Administrative staff, a request for payment on a contract, acquisition, condemnation, relocation, invoice or financial obligation. The Pre-Audit Unit evaluates the request for compliance, requests additional information, if necessary, then processes the request for payment. Upon receipt of the warrant, follows through with appropriate action for disbursement.

2.9.5. Federal-Aid Eligibility

Participating Costs

Federal participation (Federal reimbursement) is allowed in the cost of real property incorporated into the final project if those costs are incurred in conformance with State law and the project is included in the STIP with an executed project agreement.

Participating costs are detailed in [23 CFR 710.203](#).

Nonparticipating Costs

The Pre-Audit Unit staff must code transactions that are ineligible for participation (not eligible for Federal reimbursement) to a nonparticipating code.

Ineligible expenses include, but are not limited to:

- acquisition costs incurred before authorization;
- unsupported acquisition costs in excess of market value that are not supported, examples include:
 - administrative settlement or mediated settlement approved as per delegation of authority, made before condemnation justifying the settlement as prescribed in Ch. 6;
 - [Pre-Trial Settlement Report and Recommendation Form 25A-R805](#) signed and approved by all parties and approved as per delegation of authority; or
 - trial report, signed by DOT&PF's attorney, and concurred by the Department of Law's Chief, Transportation Section and approved as per delegation of authority;
- costs of any acquisition and related incidental costs of \$15,000 or more where the value was established by the same person who made or directed the acquisition ([49 CFR 24.102\(n\)\(4\)](#));
- cost of any acquisition and related incidental costs not supported by appraisal or waiver valuation as required by Ch. 4;
- administrative expenses of the ROW Section including salaries, travel, office expenses, etc., normally classified as overhead costs;
- cost of appraisals that are not in accordance with Ch. 4; and

- mortgage interest cost differentials for mortgages aged less than 180 days (for the difference between State-eligible expenses under AS 34.60 and Federally-eligible expenses limited in [42 USC 61 Section 4623\(a\)\(1\)\(B\)](#), see also Ch. 7).

Credits

To be eligible for a Federal-aid credit, property donated by a local government or private party must have been acquired for transportation purposes in accordance with the Uniform Act.

The credit for advance or early acquisitions is limited to the market value. Acquisition expenses may not be included in the credit.

Credits are considered a project cost and applied to the total cost of the project before calculating the Federal/State share.

Credits for Donations

Donations of real property (Ch. 6) may be credited to the State's matching share of the project. The property may be donated in exchange for construction features or services. The credit or exchange must be based on market value of the property on the earlier of the date of the donation or the date title is recorded to the State.

Donations from local governments or other State agencies may also be used as a credit toward the State's matching share of project costs. To receive credit, the donating agency must prepare a certification stating that the property was lawfully obtained in accordance with the provisions of the Uniform Act, was not parkland subject to [23 USC 138](#) or subject to Historic Preservation procedures under [16 USC 470](#), and that acceptance of the donation did not influence the environmental assessment for the project.

Credits Related to Corridor Preservation

The allowable credit for acquisition costs incurred for property acquired for corridor preservation as described in Sec. 2.3.4 is the original cost DOT&PF paid for the property. If there has been a significant lapse in time since the property was acquired, or if it can be demonstrated by appraisal evidence that market conditions changed (unrelated to the project) since the property was acquired, it may be reappraised and the current market value may be used.

2.9.6. **Condemnation Documentation**

The following is a list of typical documentation in court cases. Copies of this documentation should be filed in the condemnation file.

- Complaint: (indicating court filing date and the date recorded in the recording district where the land is being acquired);
- Declaration of Taking: (indicating court filing date and the date recorded in the recording district where the land is being acquired);
- Order of Possession and Entry: (indicating court filing date);
- Masters' Report: (indicating court filing date) and a written statement from the Department of Law as to whether the Masters' Award was appealed and, if appealed, by whom;
- Negotiated Settlement: (Occurs before the matter is filed in court) and justification letter from the Department of Law, stating reasons for settlement and separating defendant's attorney fees and other nonparticipating items. The documentation for settlements in excess of the amount stated in Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#)) must include a completed and signed [Pre-Trial Settlement Report and Recommendation Form 25A-R805](#);
- Stipulated Settlement: (indicating court filing date) and a justification letter from the Department of Law stating reasons for settlement and separating defendant's attorney fees and court costs. The documentation for settlements in excess of DOT&PF's current court deposit and/or appraisal shall include a completed and signed [Pre-Trial Settlement Report and Recommendation Form 25A-R805](#);
- Awards:
 - case caption;
 - Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#)) and date with [Waiver Valuation Form 25A-R420](#) or Review Appraiser's recommended appraisal;
 - date, place, and length of trial;
 - brief report of the trial, including range of value testimony by the parties;

- statement of the major issues involved and the development thereof; a description of the major differences, if any, in approaches to value among DOT&PF's witnesses and those of the landowner;
- explanation of any substantial variance between the Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#)) and DOT&PF's testimony given at a higher amount, where relevant;
- comments on possible legal error in the record and explanation of the court's rulings;
- recommendations of DOT&PF's attorney regarding motions for new trial and/or appeal and reasons therefore;
- signed statement of DOT&PF's attorney stating concurrence in the reasoning and disposition of the case; and
- signed statement by the Regional Preconstruction Engineer (or designee) approving or concurring in the action of DOT&PF's attorney in not moving for a new trial or in not prosecuting an appeal;
- Final Judgment: Filed in court and recorded in the recording district where the land is being acquired.

See Ch. 8 for a more detailed discussion of the condemnation process.

2.9.7. Revenue Receipt Coding

Revenue Receipt Coding Federal regulations allow states to retain income generated from the sale or lease of excess ROW if the income is used for Title 23 eligible projects. Only sale or lease revenues received after the FHWA date of final acceptance are eligible for retention by DOT&PF. Payments received must be credited back to the Federal-aid project from which the income was generated while the project remains open, using unrestricted revenue coding.

After a project is closed, restricted revenue codes apply to receipts for which all or part of the revenue must be collected under the Alaska Right-of-Way Manual Sec. 2.9 Pre-Audit Procedures [December 2015 Program Receipts OMB Fund Code 1108-Statutory Designated Program Receipts ([AS 37.05.146](#) (b)(3)]. The Statutory Designated

Program Receipts are considered Receive and Expend Accounts for property management responsibilities.

Each region has established a Property Management Receive and Expend Account for Federal sale or lease revenues received after the FHWA fiscal close out of a project.

In accordance with [23 CFR](#) only expenses for highway-related activities may be funded by these revenues.

Revenues that exceed expenditures at the end of each fiscal year carry forward to the succeeding fiscal year. Coordinate with Regional Pre-Audit Unit staff to ensure accurate coding of Federal vs. State receipts and to confirm these revenues directly benefit Title 23-eligible activities.

Income derived from rental/lease agreements, encroachment permits, and the sale of excess land is covered in Ch. 9.

Loan repayment receipts on last resort housing loans are covered in Ch. 7.

2.9.8. Project Closure

Monitor each ROW project to completion and accomplish closure as soon as possible.

Before the ROW phase of a project is closed, confirm the following:

- conveyance documents have been filed within the recording district where each parcel of land was acquired;
- Final Judgments or Orders of Dismissal received for all parcels acquired through eminent domain proceedings. The Final Judgments and Orders of Dismissal is also recorded in the recording district where each parcel of land was acquired or dismissed;
- ROW plans have been recorded by the ROW Engineering Section; and
- all ROW Section supervisors have concurred in closure ([OK to Close ROW Phase 3, Form 25A-R250](#)).

2.10. Attorney General's Office Review

See Ch. 8.

XXXXX REGION PDA REVISION REQUEST

TO:	Project Control Chief	DATE:																																								
THRU:		PROJECT NUMBER:	TBD																																							
FROM:	Project Manager	PROJECT NAME:	IRIS																																							
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<p><small>Do you want to include this language? "Request approval to use preliminary engineering funding for acquiring temporary property interests, if needed, in accordance with Section 2.2 of the ADOT&PF Royalty manual." <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</small></p>																																										
<p>SCOPE: <u>(only required on original or if revised)</u></p> <p>Scope Narrative for Non FHWA:</p>																																										
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(Rev 12/2018)

Exhibit 2-1
Example PDA and Obligation Plan (STIP) Revision

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3. Title and Plans

- 3.1. Introduction
- 3.2. Title Search Report
- 3.3. Highway Right-of-Way Plans
- 3.4. Airport Property Plans
- 3.5. Parcel Plats
- 3.6. Procedure for Plans Submittals
- 3.7. Plan Changes
- 3.8. Parcelization and Numbering
- 3.9. Restricted Native Allotments

3.1. Introduction

This chapter covers procedures for titles and plans. DOT&PF must have accurate and current title information on each project to ensure accurate ROW plans and successful appraisals, negotiations, and relocations.

The regional ROW Section develops the required project title information, beginning this work during the early stages of a proposed project. Based upon workload, available resources, and time limits for the project, the Regional ROW Chief must determine whether to use a ROW title specialist (ROW agent) or a commercial title insurance company to secure necessary title information.

Due to differences in the requirements of local platting authorities, many platting procedures and monumentation requirements are region-specific and may be documented in supplements separate from the ROW manual.

3.2. Title Search Report

Unless otherwise specified, all instructions in this section refer to the ROW agent designated to do this work or to the commercial title insurance company retained for a specific project.

For all acquisitions of fee, permanent easements and long term lease interests (excluding temporary construction easements) review and reference all instruments of record (use a [Title Search Report, Form 25A-R305](#)), including plats and surveys, for each parcel. List them in chronological order by recording date.

A title insurance policy should be obtained for all fee acquisitions. The Regional ROW Chief determines if title insurance is necessary and the amount on parcels.

3.2.1. **Mandatory Standards for Title Search**

Prepare reports and maintain records in accordance with this section. The Title Unit may approve an exception on parcels with an estimated acquisition cost of \$2,500 or less, where a search of the last owner of record may suffice unless there appears to be some irregularity in title. A search of the last owner of record may suffice if only a temporary construction easement is being acquired.

Most title searches begin with the divestment of the land from the sovereign, by patent, treaty, or grant, etc. To assist in clearing the title and acquiring the parcel, title search files must contain all recorded instruments purporting to evidence the transfer of the fee simple title. Examples of such documents include the following:

- security for debt;
- direct deeds of conveyance;
- deeds by trustees, referees, guardians, executors, administrators, or masters;
- wills, decrees of descent, or orders determining heirs;
- decrees, judgments, or court orders purporting to quiet, confirm, or establish title in fee simple;
- mineral or other reservations or conveyances; and
- easements, rights of way, and other rights or interests affecting the title, (liens, exceptions, reservations, covenants, conditions, restrictions, limitations, etc.).

The ROW Engineering Section orders all title reports and updates. Maintain title reports, including all amendments, as part of the acquisition file.

If a title report is older than 6 months or information becomes available of any changes in ownership or interests, the report should be updated.

3.3. **Highway Right-of-Way Plans**

Unless otherwise specified, all instructions in the remainder of this chapter refer to each person in the ROW Engineering Section with responsibility for a particular project.

DOT&PF's Design Section provides the project's preliminary design plans to the regional ROW Engineering Section. The Title Unit provides a copy of the final title report.

Based on the design plans, title research, and survey data, the Engineering Section prepares the ROW plans as specified in this section.

The ROW plans must be accurate and contain sufficient engineering and survey information to locate the new and existing ROW limits and adjacent property boundaries on all properties along the project.

Prepare the plans in accordance with local platting and subdivision requirements. Except as otherwise directed by the ROW Engineering Supervisor, include a title sheet, a standard legend sheet, a tract map, the property plan sheets, and a monument summary sheet. Include the project title, Federal aid, and the State project number as appropriate on each sheet.

3.3.1. Types of Title to be Acquired

Determine whether to acquire ROW in fee simple or a permanent easement, if a temporary construction easement will not be sufficient. The title must be adequate for the construction, operation, and maintenance of the facility.

DOT&PF's policy is to acquire all ROW in fee simple title when feasible. DOT&PF will acquire temporary construction easement when property is needed only for the duration of the actual construction of the facility, but is not needed to protect the facility.

DOT&PF may acquire permanent easements for several reasons, such as, if sight clearance is needed or when a fee taking would leave the owner with less than a legally conforming lot.

If it is not feasible to obtain fee simple or a permanent easement, such as when a Federal agency owns the land, a long-term easement or lease is acceptable with funding agency concurrence.

3.3.2. Title Sheet

On the title sheet (Exhibit 3-1) show the project information, scale, a location sketch, and sufficient identifying information, as directed by the ROW Engineering Supervisor, so that the project may be easily located on a map. Include signature spaces in the lower right-hand corner, providing for the date and signature of the Regional ROW Chief.

3.3.3. Symbols

Identify all symbols used, or shown them in the legend or on a standard legend sheet (Exhibit 3-2) attached to each set of ROW plans.

3.3.4. Tract Map

On the tract map (Exhibit 3-3), show as much of the entire ownerships as possible, the road systems, and major cultural details in a broad band for the length of the project. Show the centerline, ROW lines of the highway, and the boundary lines to give a general picture of the entire project and its possible effect on the properties. In urban areas, this map may be unnecessary if the plans show entire ownerships or if the project is small and the title sheet can show entire ownerships.

3.3.5. Right-of-Way Plan Sheets

The basic purpose of ROW plan sheets (Exhibits 3-4A and 3-4B) is to show as much information as possible for the appraiser, review appraiser, ROW agent, and property owner. An important function is to show the ROW lines in relation to the property lines and improvements and to provide a reference for the instrument of conveyance.

Right-of-Way Plan Sheets Scale

Use the same scale on the ROW plan sheets as used on the design plans, if possible. This provides for ease in correlation and simplification of drafting. If there is too much detail on the plans to clearly demonstrate this, use a larger scale. To provide the required clarity, use the following scales, or another scale as directed by the ROW Engineering Supervisor:

- on rural projects through large land ownerships: 1" = 100' or 1" = 200';
- on suburban projects through small acreage tracts where required construction details are minimal: 1" = 50' or 1" = 100'; or
- on urban projects or projects where construction or topographic detail is such that a larger scale is necessary for complete clarity: 1" = 50'.

Draw each property plan sheet to scale and show a north arrow.

Right-of-Way Plan Sheets General Information

Draft all ROW plan sheets so that all parcels, easements, permits, etc., can be readily identified. The plan sheets contain the following details:

- all existing property lines. All found corners must be tied to the project centerline. Add supplemental sheets showing detail as necessary;
- all rectangular surveys including aliquot parts, U.S. Surveys, subdivisions (by name or plat number), etc., that are used to identify ownership;
- all pertinent data that may affect the cost of the ROW, such as structures (culverts, etc.), land service or access roads, improvements (all owner buildings) and fences. Show centerline ties and dimensions of improvements and structures within local setback requirements of the new ROW line;
- all existing ROW;
- all existing utility facilities and all utility easements with the type and ownership labeled;
- new ROW line and all pertinent distances and bearings. Show centerline offset distances to all breaks in the ROW or, if constant width, the offset distance should be shown on each plan sheet. All distances should be surface distances instead of State plane grid distances;
- parcel information block located, in most cases, at the bottom of each sheet must show areas of each acquisition, existing rights of way, larger parcel, and remainders; show the type of each acquisition, and include recording information;
- access control lines and points of approved access; and
- easement lines.

Forward the appropriate exhibits to the Acquisition and Negotiation Unit for inclusion in the appraisal assignments, and for the information of the acquisition agents.

Right-of-Way Plan Sheets Project Control and Construction Information

The ROW plans show the following:

- each main centerline and stationing (show auxiliary centerlines of subordinate roadways if pertinent to acquisition or deed description. Show the beginning and end of the project's limits);
- limits of construction or slope limits; and
- drainage structures and other construction components that may affect valuation.

Right-of-Way Plan Sheet Certification

The supervising professional land surveyor must stamp and certify the ROW plan sheets.

3.3.6. Monument Summary Sheets

The monument summary sheet (Exhibit 3-5) shows the following:

- horizontal control statement;
- recovered corners table;
- project centerline monuments table;
- work item table;
- ROW surveyor and location surveyor seal; and
- other notes as directed by the ROW Engineering Supervisor.

3.3.7. Materials Source Plans

Show all listed sources, maintenance, and stockpile sites with haul roads on a separate materials source sheet (pit sheet) prepared by the Design Section, rather than on the ROW plans.

3.4. Airport Property Plans

FAA [Advisory Circular 150/5100-17](#) contains the approved process for airport land acquisition and plan development. See the latest Change Order (Change Order 7 is the most current as of the publication date of this manual). FAA has authorized replacing "Exhibit A" mentioned in the circular with the airport property plan (Exhibit 3-6).

3.5. Parcel Plats

If possible, parcel plats (Exhibit 3-7) must be printed on 8½" x 11" or 8½" x 14" paper. The plats must be neat, legible, accurately dimensioned, and exhibit enough contrast so that copies made by the recording office leave no question as to the location of the property being transferred. Make the parcel conspicuous (heavily outlined, shaded, stippled, etc.) so as not to obscure dimension figures. If necessary, use more than one page to show the entire ownership and details of the acquisition.

The following information is shown on the plats:

- location data to accurately locate property (lot, block, subdivision, survey or plat number, section or portion thereof, etc. If unsurveyed, tie property to the project centerline);

- north arrow;
- owner's acknowledgment;
- identification number for parcel, permit, easement, etc.;
- project ROW lines, parcel lines, and access control lines, properly labeled. Show the entire ownership and label the property lines;
- major improvements on the parcel;
- any existing ROW in proximity to the parcel properly labeled. Show existing ROW as hatched;
- pertinent centerline and associated data, stationing, equations, curve data, dimensions, and bearings, properly labeled; and
- project identification (name and numbers) and area acquired.

3.6. Procedure for Plans Submittals

3.6.1. Submittal to Request Authority to Proceed with Appraisal and Acquisition from FHWA

On Federally-funded projects, when the ROW plans reflect the findings of the plans-in-hand review team, DOT&PF considers them to be "final plans." ROW will submit the final plans to FHWA.

3.6.2. Plan Revisions

If any changes are made in the ROW plans after receiving the ATP with appraisal and acquisition, show the changes on the original ROW plans. Also itemize the changes in a revision block on the original ROW plans, as shown on Exhibit 3-4.

3.6.3. Recording

Check the ROW plans to ensure that the following are accomplished before recording the plans in the recording district:

- affected monuments were protected through construction. Monuments to be set were set and verified to be correctly placed;
- all appropriate certifications are on the plans; and
- original ROW plans prepared according to a local government platting ordinance were sent to the appropriate local government officials (otherwise, the Regional ROW Chief sent them directly to the recorder's office for filing).

3.7. Plan Changes

3.7.1. Design Changes

As design plans are modified, change the parcel plat and the ROW plans; update the title information if needed; and advise the Regional ROW Chief, who must then advise the Statewide Appraisal and Review Group and Regional acquisition units of the changes.

3.7.2. Changes Found During Appraisal or Acquisition

The Regional ROW Chief must take appropriate action to correct omissions or changes noted during the appraisal or acquisition processes.

3.7.3. Disposal of Excess Land

The Regional Property Management Unit designates parcels subject to disposal. The regional director approves them (and FAA when obligated to FAA by Federal grant agreement).

When DOT&PF intends to dispose of, relinquish, or abandon excess ROW, the Engineering Section prepares a legal description or plat, revises the ROW plans, and determines the type of ownership. The conveyance document is prepared by the Property Management Unit. After the conveyance document is recorded, the Engineering Section must revise the ROW plans to reflect the disposal. See Ch. 9.

3.7.4. Condemnations

When a parcel is approved for condemnation, the Engineering Section prepares appropriate court exhibits. Place this material in the parcel file and provide it to the Acquisition Unit and the Department of Law.

3.8. Parcelization and Numbering

All parcels on a ROW project are numbered in sequence as they appear on the ROW plans. The Engineering Section assigns the numbers (except for materials sources) when the ROW plans are developed. If a parcel is split or added, add an alphabet letter to the original assigned parcel number (for example, a split or addition to Parcel 1 would be designated 1A).

3.8.1. Easement Parcelization

Prefix all easements by the letter "E" followed by the number assigned to the ROW parcel for that particular larger parcel, or the next consecutive number. The parcel identification block must designate the type of easement and its purpose. Show and identify existing easements on the ROW plan sheet (Exhibit 3-4 A&B).

3.8.2. *Temporary Construction Permit/Temporary Construction Easement Parcelization*

Prefix all areas acquired for the duration of the project only (construction permits, waste areas, etc.) through the use of a temporary construction permit (TCP) or a temporary construction easement (TCE), by the letters “TCP” or “TCE” followed by the number assigned to the ROW parcel for that particular larger parcel.

3.8.3. *Numbering of Areas Not Part of a Right-of-Way Parcel*

For all easements or permit areas not associated with a parcel, assign a number in numerical sequence with the parcel numbers. When no numbers are available for the easements or permits, use the closest parcel number followed by a letter designation.

3.8.4. *Numbering Material Sources*

Number a material source in accordance with the number assigned by the Materials Section, preceded by “MS”.

On Federal-aid primary routes, the “MS” number must contain three dashes to separate the route number, the route section number, the location, and the region number (MS 21-1-243-1, MS 37-1-004-2, etc.).

On secondary routes, the “MS” number must contain two dashes to separate the route number, the location number, and the region number (MS 680-009-2, MS 937-101-3, etc.).

3.8.5. *Numbering Maintenance and Stockpile Sites*

Designate all maintenance and stockpile sites by name rather than by number.

3.8.6. *Numbering Excess Parcels, Relinquishments, Vacations*

Number ROW excess parcels, relinquishments, and vacations in accordance with the property management numbering system. See Ch. 9.

3.9. *Restricted Native Allotments*

When surveying and platting restricted Native allotments, be aware that Alaska Native lands have unique requirements.

Under no circumstance should entry be made upon restricted Native allotments without written permission from the landowner and the Bureau of Indian Affairs (BIA).

Many important records are found only at the Bureau of Indian Affairs offices. Special procedures have often been used for surveys on Native lands.

Surveyors working with Native lands must be aware of cultural, jurisdictional, and permitting considerations. It is essential, that prior to the surveying or platting of restricted Native lands, the Regional BLM Indian Lands Surveyor (BILS) be contacted in order to determine the most current procedures necessary to accomplish the desired action.

Exhibit 3-1

Title Sheet

ROADWAY		UTILITIES		TRAFFIC		PROPOSED		RIGHT-OF-WAY		PROJECT IDENTIFICATION		TOTAL SHEETS	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
EDGE OF PAVEMENT		STORM DRAIN		LOAD CENTER									
LIMIT OF CUT, SLOP & TIL SLOPE		CUT FILL		TRAFFIC BEACON CONTROLLER									
GRAVEL EDGE		STORM DRAIN MANHOLE, CLEANOUT		TYPE I, II, III, IV JUNCTION BOX									
DRAWDOWN APPROACH		CRIB INLET CATCH BASIN											
SIDEWALK AND PATH/TRAIL		PIPE CAVITY WITH END SECTION											
CONCRETE CURB & GUTTER		SANITARY SEWER MANHOLE, CLEANOUT											
CONCRETE CURB CUT		SEPT. VENT, SEWER SERVICE CONNECTION											
PANAL CURB RAMP		WATER											
PERPENDICULAR CURB RAMP		PIPE HYDRANT, VALVE OR RISER											
UNIDIRECTIONAL CURB RAMP		WELL WATER SERVICE CONNECTION											
MID-BLOCK CURB RAMP		NATURAL GAS											
DETECTABLE WARNING TILE		PIPE OR GASLINE PIPELINE											
BRIDGE		TIKES (ABOVE GROUND, UNDERGROUND)											
TUNNEL		UTILITY POLE, POLE WITH LUMINAIRE											
GUARDRAIL		GUY POLE, GUY WIRE ANCHOR											
END & PARALLEL END SECTIONS		TRANSMISSION TOWER (WOOD, STEEL)											
ROADWAY IDENTIFICATION		ED. X-X											
FENCE		ED. X-X											
STONE FENCE		ED. X-X											
NOSE BARRIER		ED. X-X											
RETAINING WALL		ED. X-X											
HEADWALL & WHIRWALL		ED. X-X											
BOTTOM OF DITCH		ED. X-X											
SPECIAL DITCH		ED. X-X											
FLAT BOTTOM DITCH		ED. X-X											
BERM		ED. X-X											
RIDGE		ED. X-X											
BOULDER OR BOULDERS	D	ED. X-X											
PRIVATE SIGN, MAIL BOX	ED. X-X	ED. X-X											
POST, BOULDER	D	ED. X-X											
LAKE, IR POND, WETLANDS		ED. X-X											
REE (COMFORTABLE) DEDUCED)		ED. X-X											
TREE (LINE OF VEGETATION)		ED. X-X											
PLANTER		ED. X-X											
BUILDING OR FOUNDATION	D	ED. X-X											
TOPOGRAPHY		EXISTING		EXISTING		EXISTING		EXISTING		EXISTING		EXISTING	
EXISTING		CONTOUR, MAJOR OR MINOR		DRAINAGE FLOW		CREEK (CENTERLINE)		RIVER (EDGE OF WATER)		RAILROAD CENTERLINE		TEMPORARY CONSTRUCTION EASEMENT	
PROPOSED		PROPOSED		PROPOSED		PROPOSED		PROPOSED		PROPOSED		PROPOSED	
STATE OF ALASKA		DEPARTMENT OF TRANSPORTATION		PUBLIC FACILITIES		PROJECT NAME		PROJECT NUMBER		STATE NO.		SECOND FLOOR, MAP IT-ROAD INFORMATION	
311032/Z536100000		EDITION		DATE		EDITION		DATE		EDITION		DATE	
3		1		1		1		1		1		1	

Exhibit 3-2
Standard Legend Sheet

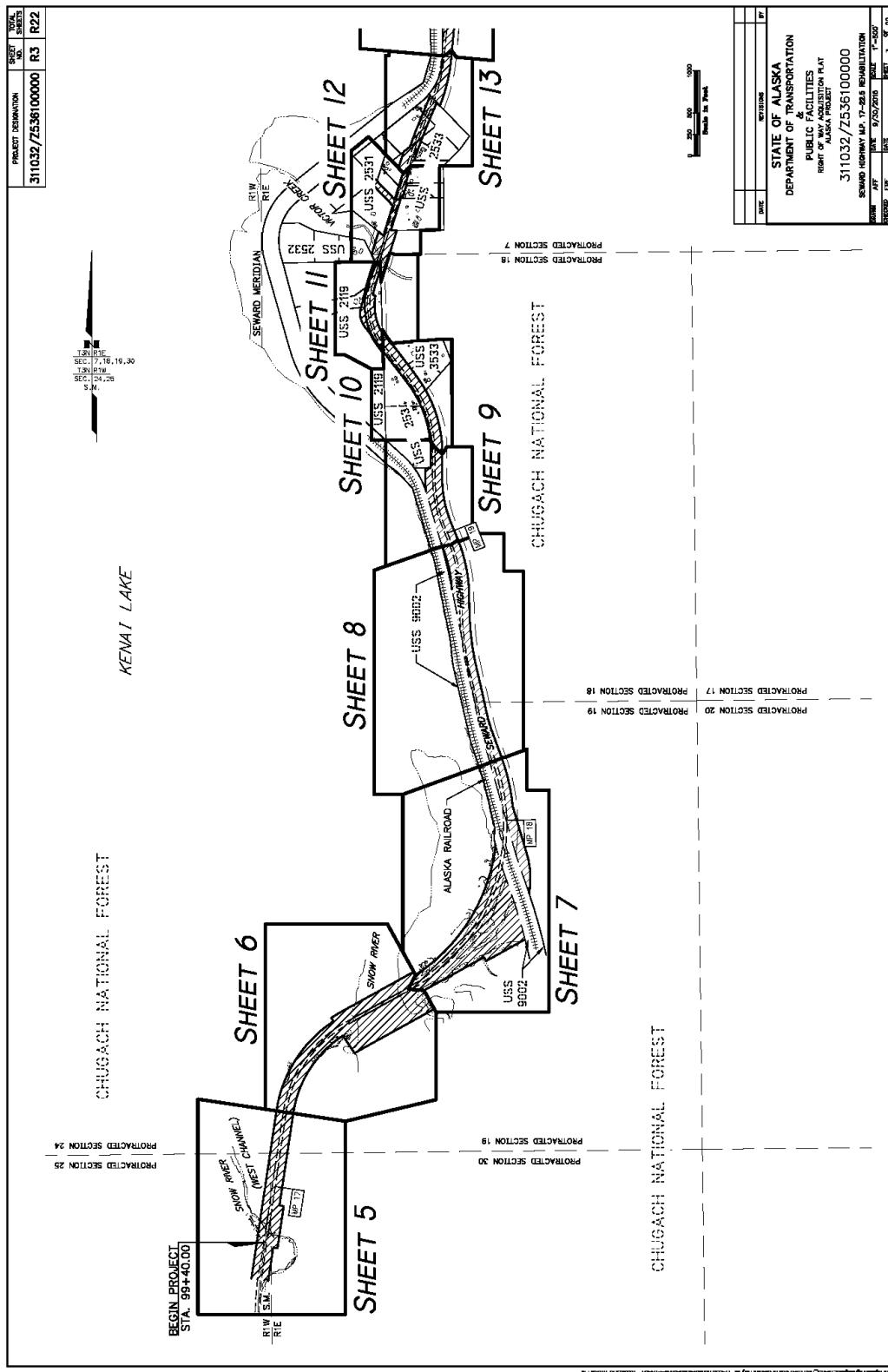


Exhibit 3-3 Tract Map

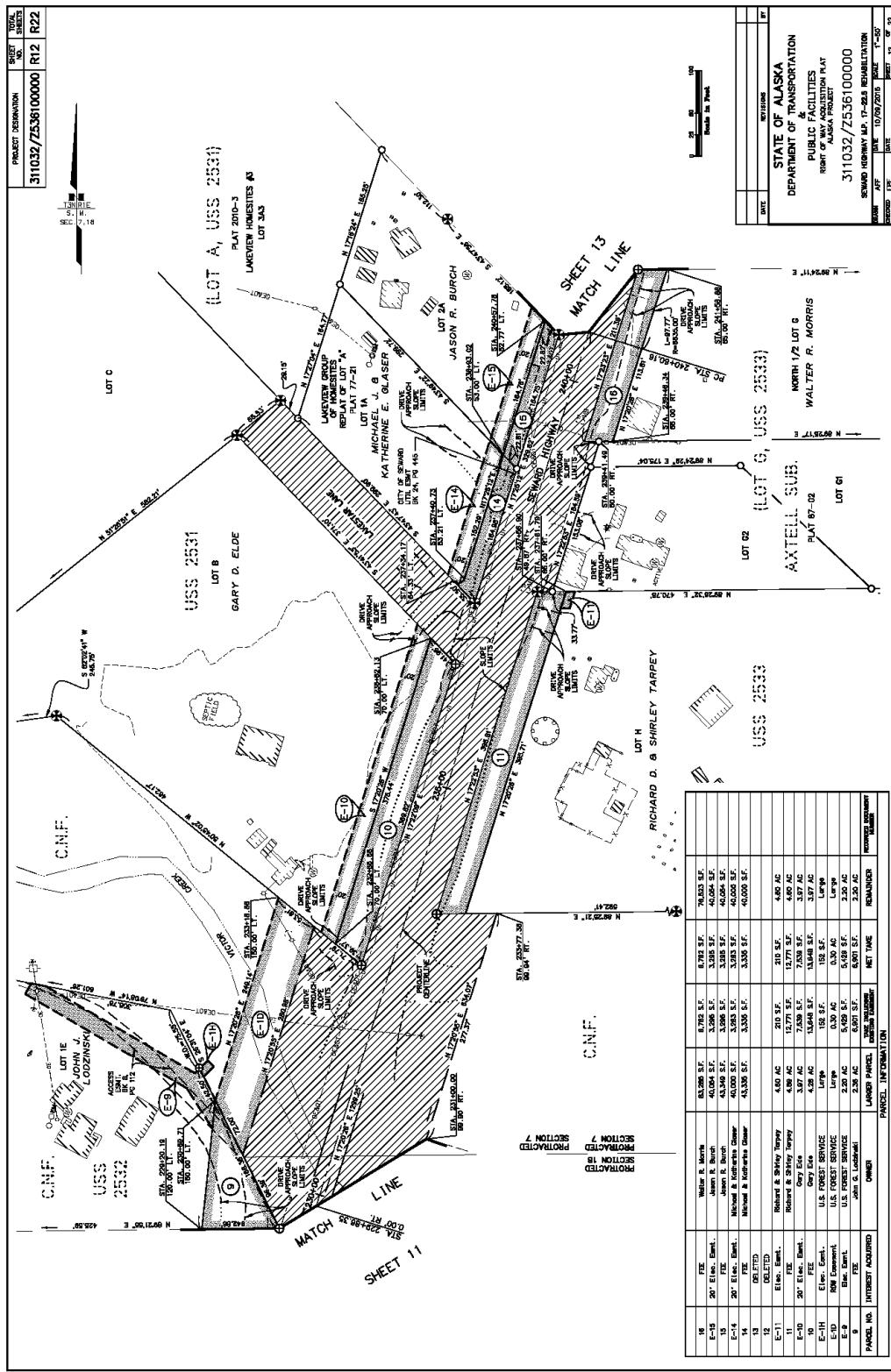


Exhibit 3-4A ROW Plan Sheet

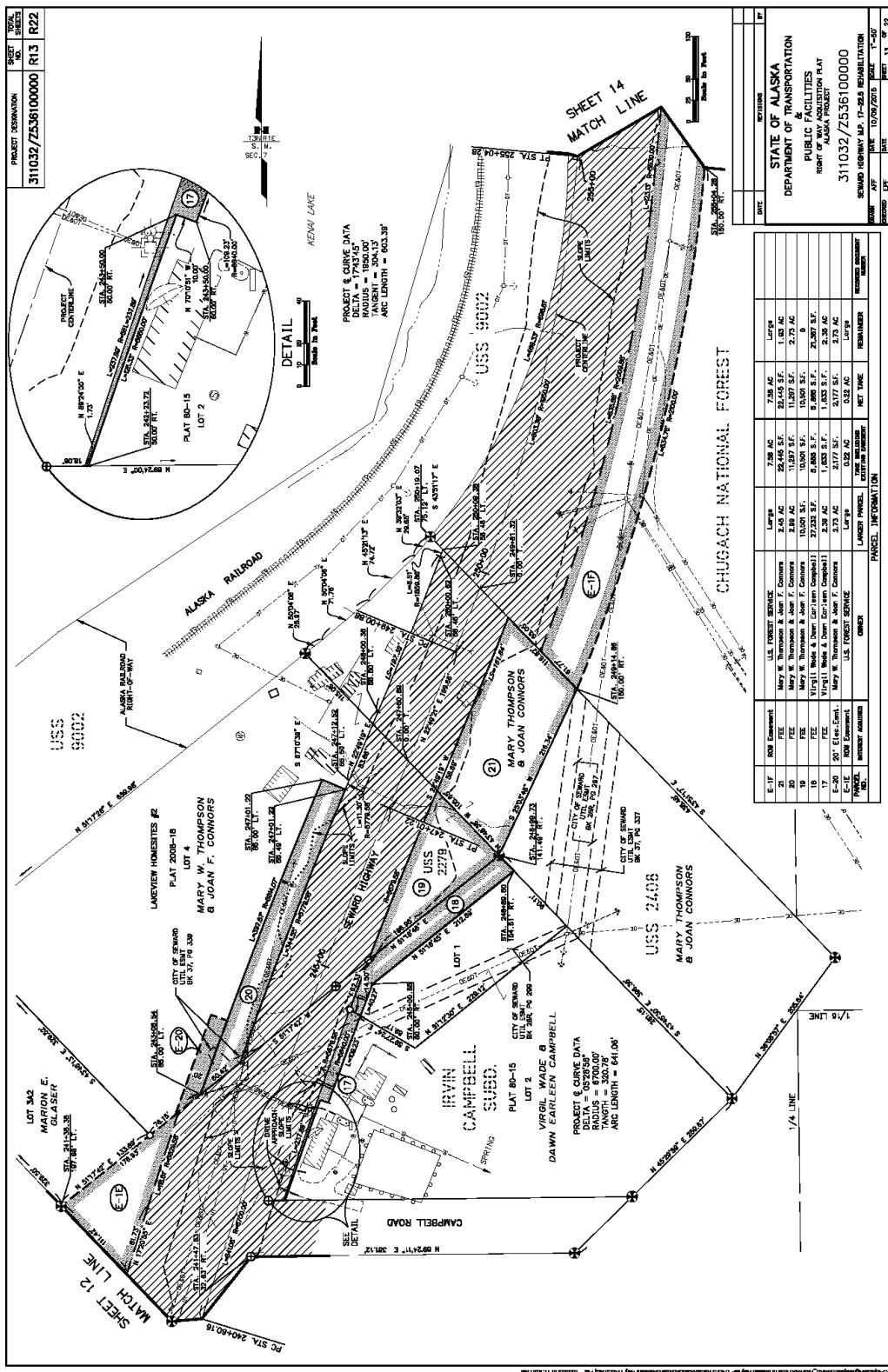


Exhibit 3-4B ROW Plan Sheet

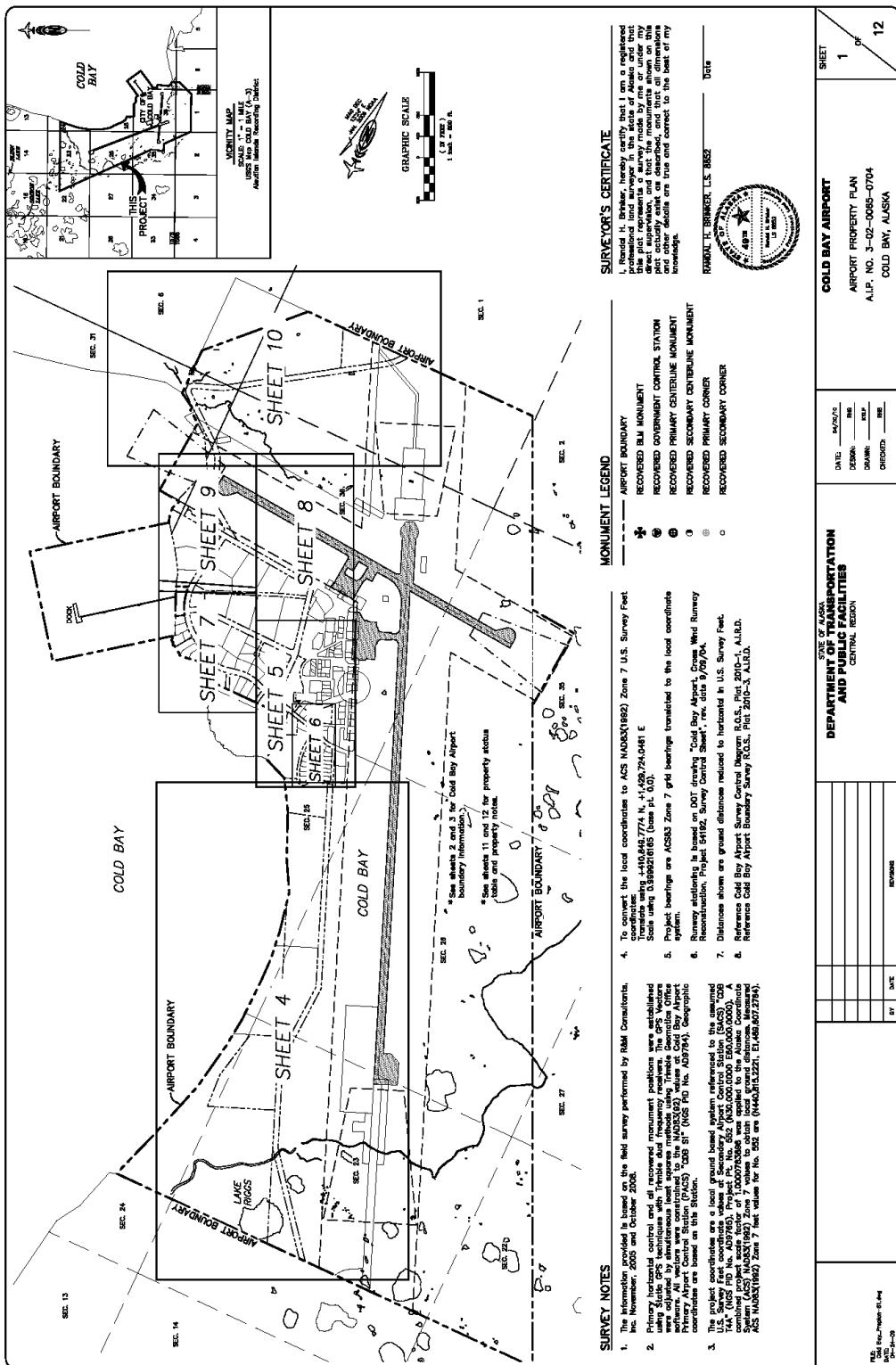


Exhibit 3-6
Airport Property Plan Example
Page 1 of 2

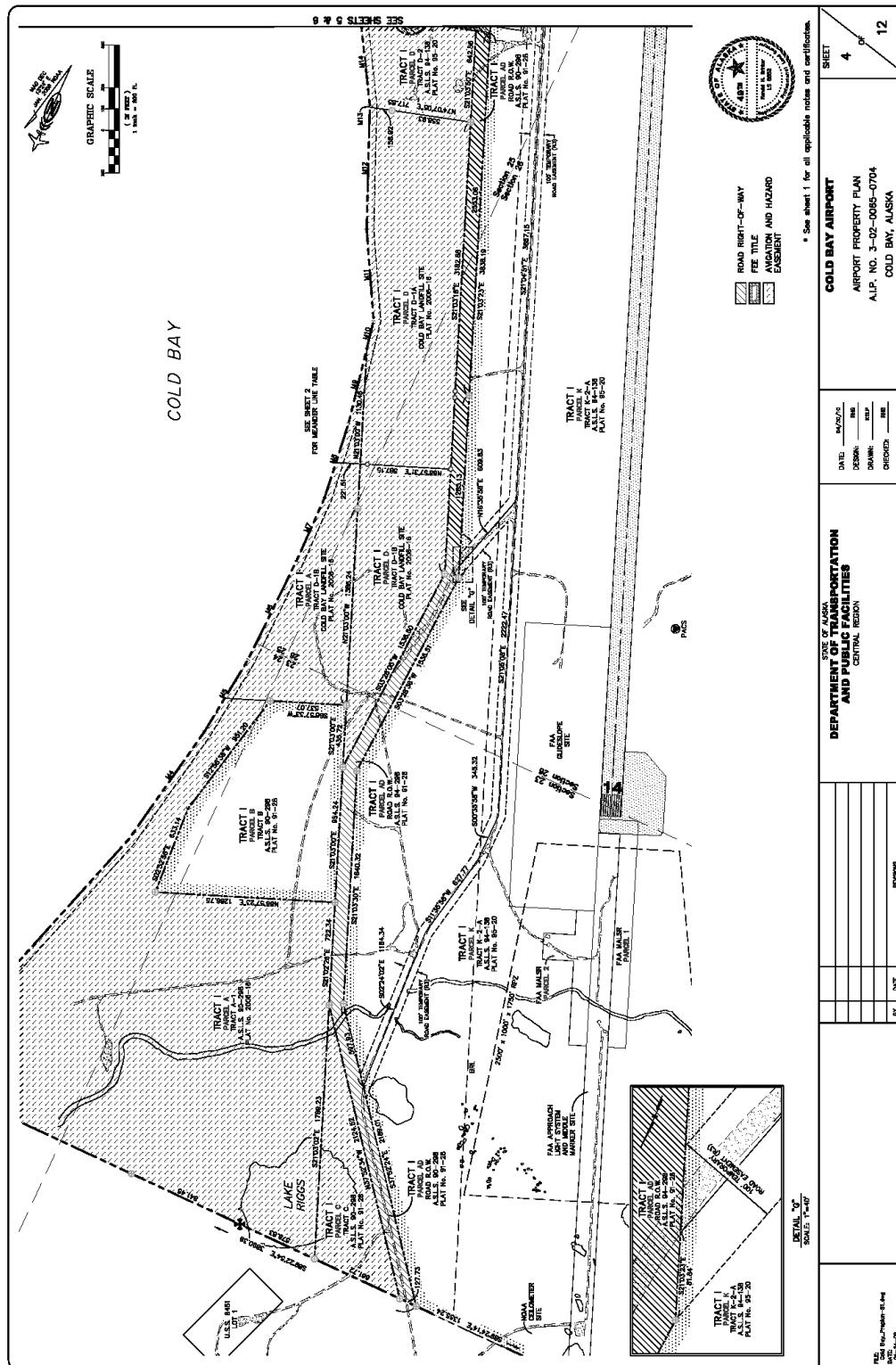


Exhibit 3-6

Airport Property Plan Example

Page 2 of 2

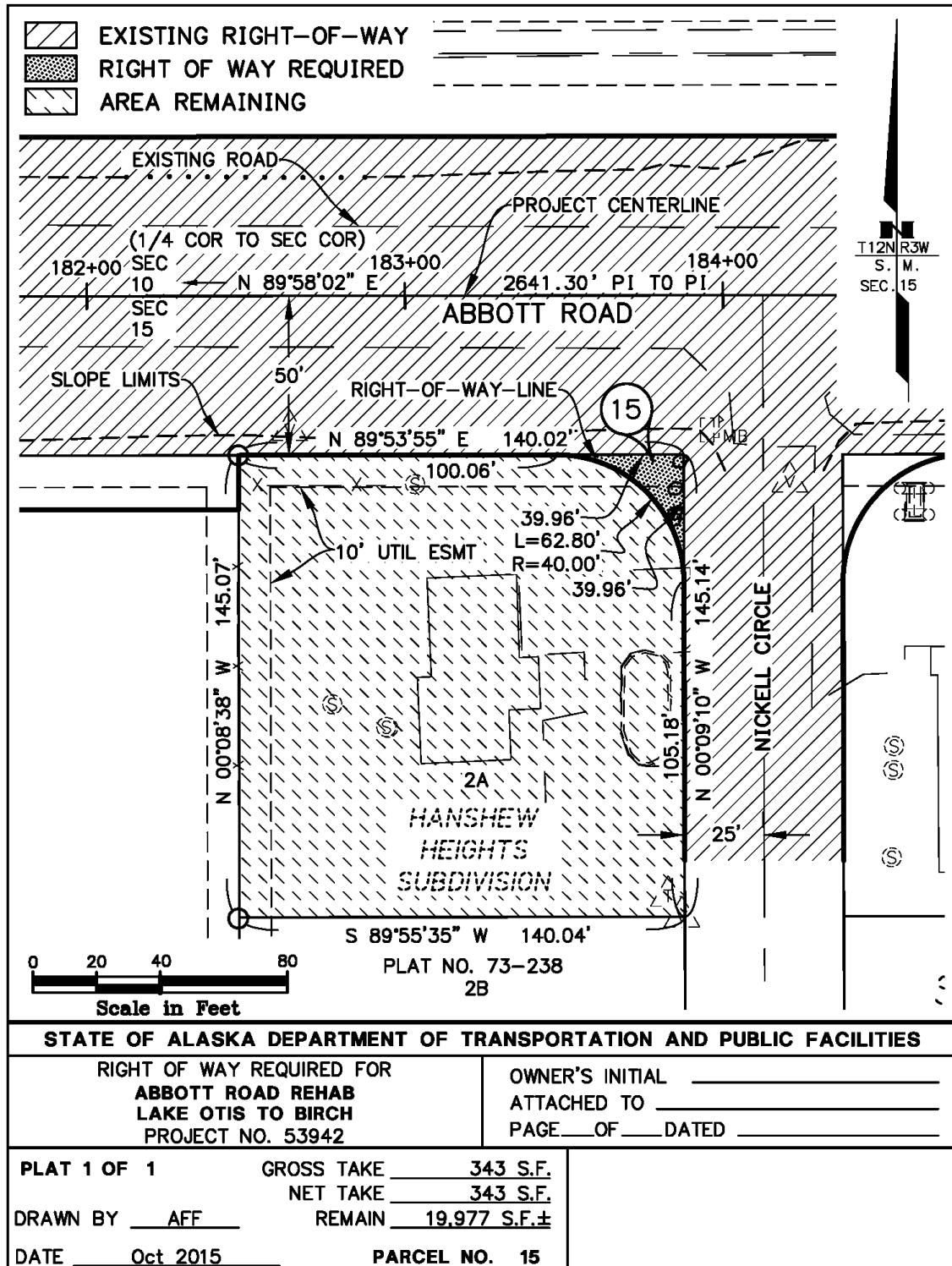


Exhibit 3-7

Parcel Plat Examples

Page 1 of 3

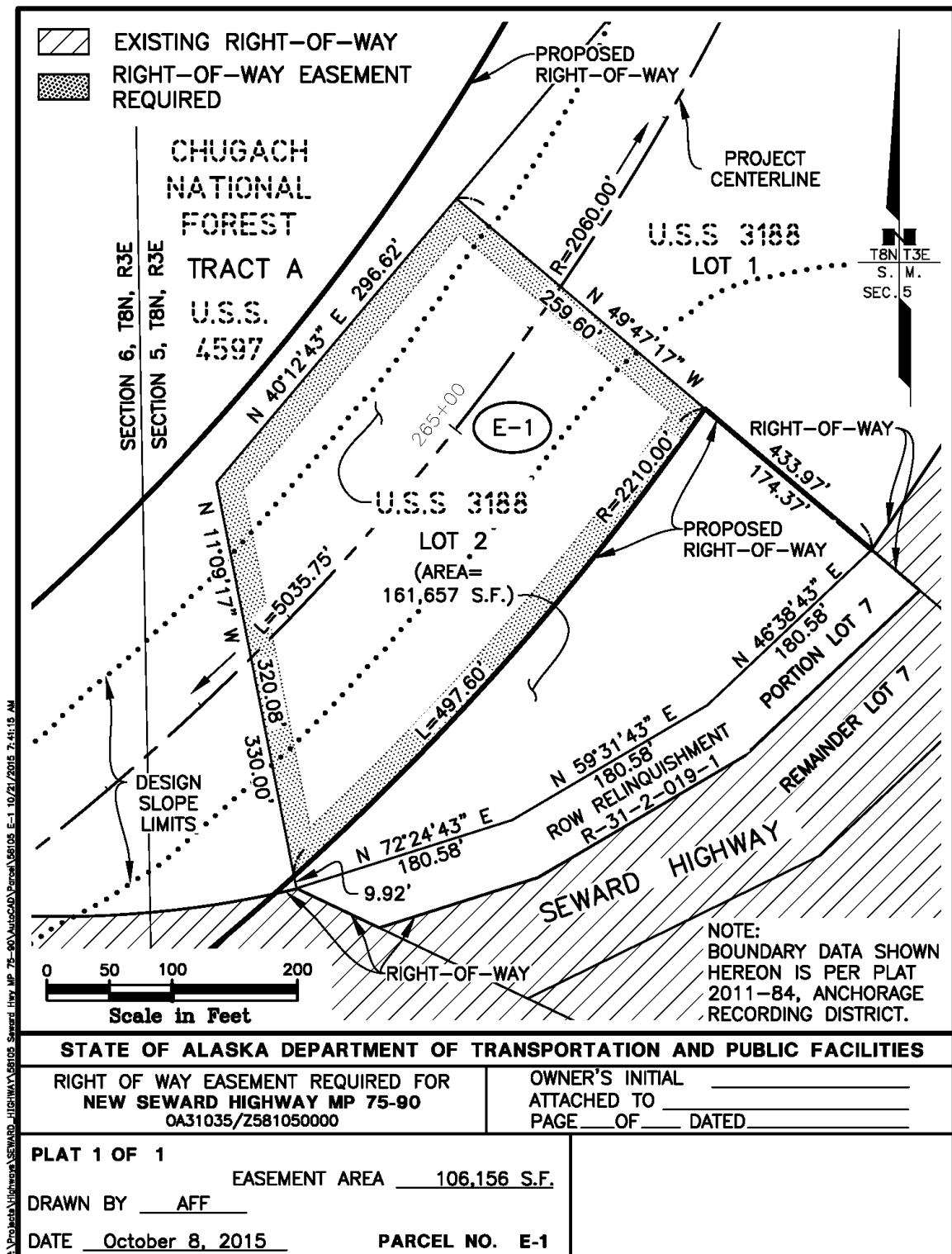


Exhibit 3-7
Parcel Plat Examples
Page 2 of 3

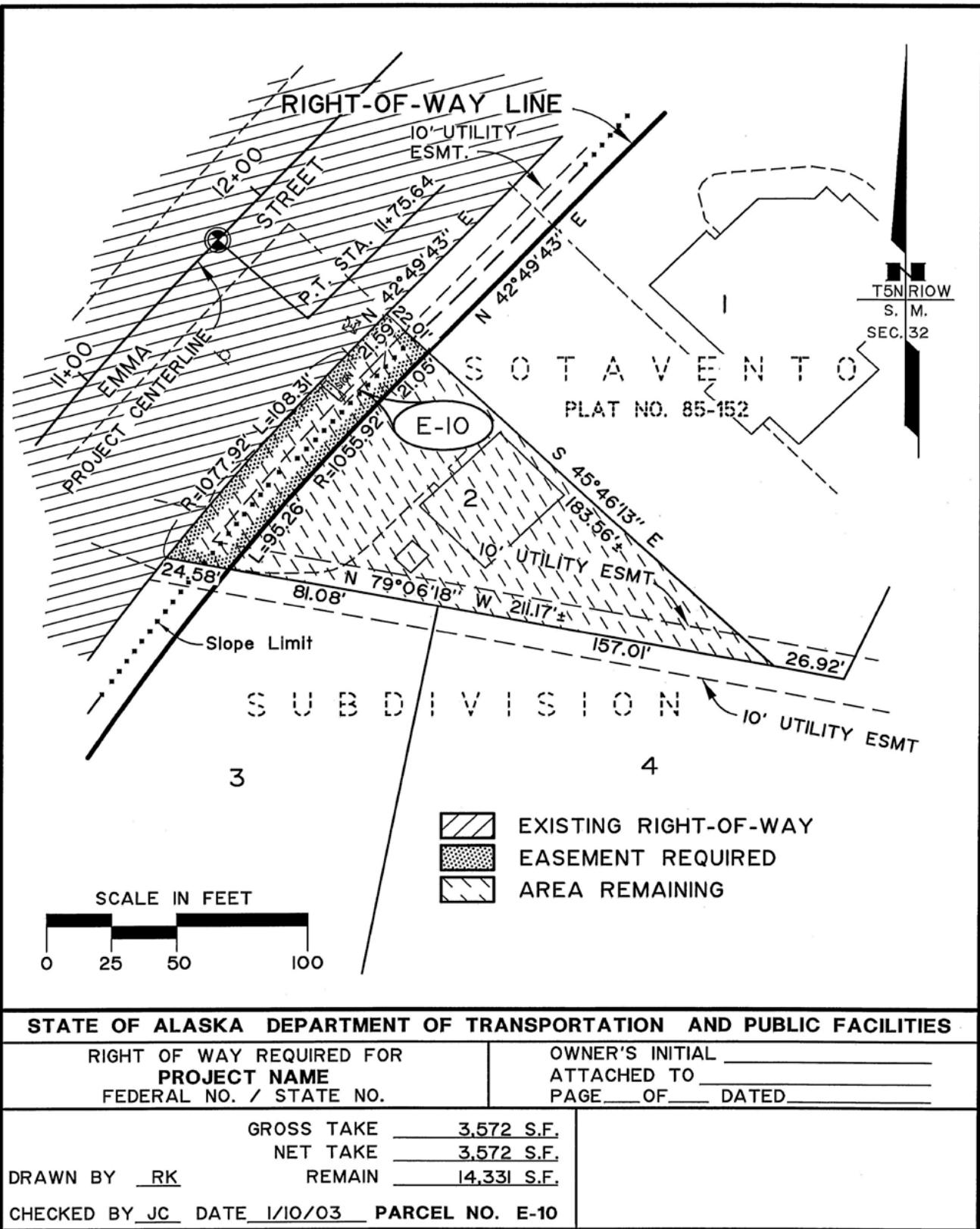


Exhibit 3-7
Parcel Plat Examples
Page 3 of 3

4. Appraisals & Waiver Valuations

- 4.1. Introduction
- 4.2. General
- 4.3. Appraisal Assignments and Contracts
- 4.4. Routing and Retention of Reports
- 4.5. Revisions, Updates, and Reappraisals
- 4.6. Condemnation Appraisals
- 4.7. Waiver Valuations
- 4.8. Project Influence to Property Before Acquisition
- 4.9. Determining the Larger Parcel
- 4.10. Highest and Best Use
- 4.11. Legal Considerations
- 4.12. Contaminated Properties Appraisals
- 4.13. Market Data Collections
- 4.14. Project and Market Data Book
- 4.15. Types of Appraisal Reports Acceptable to DOT&PF
- 4.16. Temporary Permit and Easement Appraisals
- 4.17. Specialty Reports
- 4.18. Damages
- 4.19. Benefits
- 4.20. Fixtures and Equipment
- 4.21. Tenant-owned Improvements and Leaseholds
- 4.22. Uneconomic Remnants
- 4.23. Real Property/Personal Property

4.1. Introduction

This chapter is designed to guide real estate professionals involved in the preparation of valuations and the management of related functions, in concert with Chapter 5. While Chapter 5 guides review appraisers, Chapter 4 also applies on the rare occasion when the review appraiser must act as an appraiser and come to their own value conclusion. This chapter presents guidelines that:

- conform to State and Federal policies regarding the valuation of real estate for the purpose of acquiring ROW; and
- provide a uniform method of valuation report writing that conforms to industry standards and supports DOT&PF's review, acquisition, relocation, disposal, and property management functions.

4.1.1. Background, Purpose, and Intent

The Fifth Amendment to the United States Constitution states: "No person shall... be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation." The Alaska Constitution, Art. I, Sec. 18, Eminent Domain, reads in pertinent part: "Private property shall not be taken or damaged for public use without just compensation." The Uniform Act requires that real property be appraised before the Initiation of Negotiations.

Subsequent amendments to the enacting regulations of the Uniform Act ([49 CFR 24](#)), permitted the use of waiver valuations in lieu of appraisals, under certain circumstances and amended or added various definitions (see Ch. 12). In addition, the term "develop(ed)" was replaced with the word "perform(ed)" when referring to waiver valuations, appraisals, or appraisal reviews to avoid confusion with appraisal-industry-specific terms.

4.1.2. Appraiser and Review Appraiser

An authorized person preparing an appraisal is generally referred to as the "appraiser." A person providing appraisal review services is referred to as the "review appraiser". Both appraisers and review appraisers must be duly qualified and competent and adequately informed of the elements of appraisals deemed acceptable by DOT&PF standards.

Note that a person preparing a waiver valuation is not an appraiser and is not subject to the [Uniform Standards of Professional Appraisal Practice \(USPAP\)](#) (see [49 CFR 24.102\(c\)\(2\)\(ii\)\(A\)\(1\)-\(2\)](#)).

4.1.3. Standards and Expectations

State and Federal statutes and regulations incorporate the USPAP. USPAP is the generally recognized ethical and performance standards for the appraisal profession in the U.S. Adopted by Congress in 1989 and updated every two years, USPAP contains standards for all types of appraisal services including real estate, personal property, business, and mass appraisal. Compliance is required for State-certified (licensed) appraisers involved in Federally-related real estate transactions.

USPAP requires the appraiser and review appraiser perform competently when completing their assignment. An appraisal is incomplete and cannot be

relied upon without a formal review. All appraisals must be reviewed by the authorized review appraiser. USPAP establishes accepted industry standards for both functions, as well as the interactions between the two independent, unbiased professionals performing these roles. The [Uniform Act](#) provides additional expectations for the collaborative approach necessary to balance preserving the public trust with facilitating efficient project delivery.

Both appraiser and review appraiser shall be familiar with these principles guidelines, as well as the supplemental DOT&PF expectations throughout this manual, particularly in Ch. 5, by which their work will be reviewed. An acceptable appraisal will fulfill these requirements and the reports will contain enough factual support, documentation, and sound reasoning to make clear and reliable conclusions. An appraisal report that fulfills all requirements as to form may still be unacceptable due to substance (inadequate investigation or interpretation of market facts; improper application of defensible valuation techniques; or analysis or conclusions based on misleading, inaccurate, or incomplete data, etc.).

The Statewide Appraisal and Review Group (or authorized contractor managed thereby) shall provide guidance on the acceptability of specific techniques or processes, policy, or technical guidance for property valuations, including crafting scopes for these professional service contracts.

4.1.4. Applicable Standards

DOT&PF uses USPAP and the Uniform Act as the standing appraisal and appraisal review standards. The Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) aka “Yellow Book” is only applied for parcels where the property owner has established appraisal standards identifying UASFLA as their required standard, such as in the case of a Federal agency.

4.1.5. Chain of Custody and Records Retention

The Statewide Appraisal and Review Group manages appraisals and appraisal reports and maintains the official files in accordance with the retention schedules set forth in USPAP. Chain of custody is particularly important to maintain the integrity of the valuation and credibility of the agency, avoiding any appearance of improper or prohibited influence on the appraiser or reviewer. In addition, this is critical for litigation to ensure that the records are maintained and

the official reports are made available to the Department of Law (LAW) for their reliance. Appraisers shall deliver valuations directly to the authorized review appraiser. Appraisals performed for third parties (such as owners or opposing counsel), shall be delivered to the Statewide Appraisal and Review Group’s authorized review appraiser for the project immediately upon the agency’s receipt.

Waiver valuations do not require formal reviews. Unlike appraisals, these uncomplicated valuations for low-cost acquisitions may be relied upon as soon as they are approved by the agency as provided in Ch. 6. Note that there are limitations on who may negotiate the acquisition for waiver valuations at certain value levels.

Provide waiver valuations to the Statewide Appraisal and Review Group. The authorized Review Appraiser for the project will perform administrative consistency spot checks for projects employing both appraisals and waiver valuations. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(C\)](#) and Chapters 5 and 6.

4.1.6. Fair Market Value

Each appraisal report must state the type, source, and definition of value that it intends to establish. There are various definitions that may appear interchangeable, but are distinct (see Ch. 12). The Uniform Act and [49 CFR](#) refer to “fair market value”, while the Appraisal Foundation refers to “market value”.

The Alaska Supreme Court defined “fair market value” as “the price in (terms of) money that the property could be sold for on the open market under fair conditions between an owner willing to sell and a purchaser willing to buy, with a reasonable time allowed to find a purchaser” See *State v. 7.026 Acres*, Sup. Ct. Op. No. 601, 466 P. 2d 364, 365 (1970). The opinion further reads, in part: “The highest and most profitable use for which the property is adaptable is to be considered, to the extent that the prospect of demand for such use affects the market value while the property is privately held.” To comply with Federal regulations and applicable local case law, the agency uses this definition “fair market value”.

The value shall not consider (or allow for) the involuntary nature of the acquisition, the lack of desire of the owner to part with the property, or inconvenience and possible hardship caused to the owner. DOT&PF has established separate administrative, relocation, and property management

programs to assist property owners and occupants and these considerations must not enter into the valuation process.

4.1.7. Appraiser Must Make and Document Offer for Owner to Accompany Appraiser

All appraisers must give the owner of the property or the owner's designated representative the opportunity to accompany the appraiser during the property visitation. Appraisers must consult with the ROW agent regarding the method of contact for the owner or occupant and the process for the owner or occupant to opt in to receive certain notices electronically (see Ch. 6). Appraisers are required to use the [Opportunity to Accompany the Appraiser Form 25A-R405](#) or include equivalent information in the report to document compliance. If unable to locate the owner, or if the owner refuses to sign the form acknowledging that they were given that opportunity, the appraiser shall notify the agency before completing the appraisal so that the ROW agent may exercise other reasonable attempts to reach the owner. Documentation thereof shall be included in the appraisal report.

4.1.8. Reports and Forms

The format and level of documentation required in a valuation report are dependent on the assignment and the complexity of the valuation problem. DOT&PF forms are preferred and in some cases mandatory. If DOT&PF's elective forms are not used, replacement forms must include all of the elements required by DOT&PF's forms.

4.1.9. Acceptable Appraisals and Approved Appraisal for Recommendation of Just Compensation

After review, the review appraiser shall identify each appraisal report as recommended (approved as the basis for the establishment of the amount believed to be just compensation), accepted (meets all requirements, but not selected as recommended or approved), or not accepted (rejected) (see [49 CFR 24.104](#)). The authorized review appraiser may find more than one appraisal acceptable for a parcel, but there shall be only one recommended (approved) appraisal per parcel (see Sec. 5.1). Considering all appraisals received, the review appraiser must recommend only one appraisal, which will serve as the minimum for the review appraiser's amount believed to be just compensation. If the review

appraiser is unable to recommend (or approve) an appraisal as an adequate basis for the establishment of the offer of just compensation, and it is determined by the agency that it is not practical to obtain an additional appraisal, the review appraiser may, as part of the review, present and analyze market information in conformance with [§24.103](#) to support a recommended (or approved) value. (See Appendix A to Part 24, [Section 24.104\(b\)](#) and Ch. 5). The review appraiser shall communicate their findings to the ROW Chiefs using the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#), which shall serve as the minimum for the ROW Chief's Determination of Just Compensation.

4.2. Conflict of Interest

In accordance with [49 CFR 24.102\(n\)](#), no person shall attempt to unduly influence or coerce an appraiser, review appraiser, or waiver valuation preparer regarding any valuation aspect of an appraisal, review of appraisals, or waiver valuation. Such actions are contrary to the requirements of this part and to the overarching goal of providing just compensation.

[§24.102\(n\)](#) further specifies that persons functioning as negotiators may not supervise or formally evaluate the performance of any appraiser, waiver valuation preparer, or review appraiser performing appraisal or appraisal review work. A waiver valuation preparer may be authorized by the agency to also act as negotiator for the acquisition of that real property only if the offer to acquire the property is \$15,000 or less (Tier I). Agencies that wish to use this same authority to act as the negotiator on a valuation greater than \$15,000, and up to \$35,000 (Tier II) may not use a waiver valuation and these acquisitions are subject to additional conditions. See Ch. 6 (especially Sections 6.2.2, 6.3.16 Valuations, and 6.5.1) for guidance on who may prepare a waiver valuation and negotiate the acquisition of that same parcel. See the Waiver Valuation section later in this chapter for the required level of review for the corresponding tier of waiver valuations. See [49 CFR 24.102\(n\)\(2\)](#).

4.2.1. Number of Appraisals Required

At least one appraisal is required for each parcel that will be acquired or damaged, except where a waiver valuation may be acceptable and prudent. DOT&PF requires two appraisals when:

- the appraiser or review appraiser reasonably expects the just compensation for an acquisition will exceed \$1,000,000; or

- where extensive damages or complex issues require a second opinion, particularly to bolster trust with the property owner or funding agency and mitigate risk.

When it is determined that a single appraisal is sufficiently reliable the Regional ROW Chief may, with concurrence from the authorized review appraiser, waive the requirement for a second appraisal. The Regional Acquisition Supervisor or ROW agent assigned to the project must present a written request, through the Regional ROW Chief or designee. The request must summarize the reasons a second appraisal is not necessary (such as vacant land without complex highest and best use issues, large acreage, small strip acquisitions, relatively simple analyses of parcels with a high-unit value, no apparent damages, etc.) and a statement that the agent does not reasonably expect that a second appraisal is necessary to maintain the credibility of the valuation process and associated negotiations.

4.3. Appraisal Assignments and Contracts

Appraisal reports shall be of sufficient detail, consistent with legal and professional requirements for format and documentation, to present a clear and accurate opinion of value.

For DOT&PF purposes, appraisers (including review appraisers) and estimators are divided into three classifications: staff, fee (contract), and specialty.

4.3.1. Qualifications

For appraisal, specialty appraisal, and appraisal review services provided through Professional Service Agreement (contract), the agency shall employ or contract with appraisers Certified General by the State of Alaska. In addition to meeting geographic and other competencies set forth in USPAP, qualified appraisers must have successful eminent domain appraisal experience for DOT&PF projects adhering to the agreements with the Federal agency's Alaska Division Office. Similarly, qualified review appraisers must have successful eminent domain appraisal review experience for DOT&PF projects adhering to the agreements with the Federal agency's Alaska Division Office. See [49 CFR 24.103\(d\)](#). For consistency in valuations and defensibility, every effort shall be made to employ the same appraiser and reviewer for the entirety and life of the project.

4.3.2. Fee or Specialty Appraisal Contracts

Appraisal, specialty, and appraisal review contracts may be necessary when:

- there are insufficient staff to perform the work within a reasonable time;
- the complexity or unusual nature of the assignment requires a specialized or experienced person; or
- the appropriate ROW Chief determines that DOT&PF's interests will be better served through employment of a contractor.

An appraiser may not have any direct, indirect, present, or prospective interest in the property to be valued and is required to so certify when he/she signs the Certificate of Appraiser (see Sec. 4.15.3).

The ROW agent assigned to the project must handle contracts for professional services in accordance with the State Procurement Code and the [Professional Services Agreements Manual](#).

Compensation (fees) for appraisals must be on a parcel-by-parcel basis in the contract, rather than on a lump-sum or other basis. Other valuation, consultation, or appraisal review services may be contracted on an hourly basis as appropriate.

Contract Extensions

When more time is needed to complete a contract for any reason, the contractor must ensure that any extension of the assignment due date is made in writing with their client. Changes to the due date shall list the reasons for the delay which may include design changes, change in appraisal scope, delay in response from the property owner, etc. The agency must provide a written response, including a contract amendment where approved.

4.3.3. Information Provided to the Appraiser

The ROW agent must provide the following information to the appraiser (whether staff or fee):

- project and parcel numbers;
- appraisal (valuation) problem and recommended format (appraisal report or restricted appraisal report);

- special appraisal instructions (proposed easement information, legal instructions, etc.);
- due date;
- pertinent information available to the department, such as current ROW plans, parcel plats, title report, design plans, profiles and cross sections, etc.; and
- specialist reports, estimates, and legal opinions.

The ROW Chief (or designee) must provide a copy of the appraisal report and the appraisal contract to the review appraiser.

4.3.4. Intended Users' Pre-Appraisal Site Visit

As soon as the assignment is made, the appraiser and review appraiser should conduct a pre-appraisal site visit of the project and discuss any potential problems and their effect on the appraisal or appraisal review scope. This is also a good time to note whether or not there may be significant value in sand, gravel, minerals, timber, or other such resources that should be considered in the appraisal and possibly delineated in the appraisal scope.

4.4. Routing and Retention of Reports

The appraiser sends the original appraisal report directly to the Statewide Appraisal and Review Group or authorized review appraiser. The ROW agent may request a copy of the appraisal report for informational purposes but to avoid confusion if the review appraiser has any revisions, these copies must be destroyed when the recommended original is received. For airport projects, a copy may need to be sent to FAA after appraisal review is approved (see Ch. 10). The ROW agent retains a copy. Appraisers, review appraisers, contractors, and other consultants are responsible for maintaining and securing their own confidential, identical copy of the report and work file to comply with USPAP or other professional requirements. Appraisal reports are subject to a review for contract compliance and general content and a formal appraisal review by an authorized review appraiser. The appraiser and the review appraiser must directly respond to all requests for explanations, corrections, additional support, documentation, and revisions in a timely and complete manner. Failure to respond may result in cancelation of the contract without payment and ineligibility for future assignments. Waiver valuations, when completed as intended, are not subject to formal review. However,

if appraisals are completed on the same project, the authorized review appraiser shall perform an administrative consistency spot check on a representative sampling from all waiver valuations for each property or acquisition type.

When a report is approved, the review appraiser directs the appraiser to submit clean (i.e. all corrections made) copies for final review (the number will depend on the assignment or contract).

Submissions must not be stamped "Draft" or be otherwise incomplete. The review appraiser must then forward each appraisal report to the region with a [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#) and a [Recommendation for Payment of Appraisal Services Form 25A-R511](#).

The review appraiser must retain the original appraisal report, appraisal review report, and related work file in headquarters until project certification or final judgment (if condemned), and then may dispose of it. Retention schedules must comply with [23 CFR 710.201\(e\)](#) and USPAP.

4.5. Revisions, Updates, and Reappraisals

All changes, including minor corrections (such as spelling errors, etc.) shall be communicated to the appraiser only through the review appraiser, who will evaluate timely requests and consider incorporating them into the appraiser's required revisions. This section of the Right-of-Way Manual addresses substantive changes as the focus of the appraisal review function.

A revised appraisal report or revised appraisal review report nullifies the original report and all prior revisions. Revisions to a report are made by inserting corrected pages or supplemental sheets in the original report.

4.5.1. Request for Revisions or Updates

The review appraiser or the appropriate ROW Chief may request an appraisal revision or update. The request, along with the due dates, should be in writing. A revision or update would be appropriate if:

- acquisition has been delayed and the valuation does not reflect current just compensation;
- LAW requests that the value be updated to the date of acquisition in a formal condemnation action;

- a design or ROW plan change occurs that may affect value; or
- new information is discovered that may change an existing valuation.

4.5.2. Procedure

When asked to update or revise a report, the appraiser takes the following actions:

- prepare any necessary amendment to the contract or assignment, coordinating this action with the review appraiser (and the Regional ROW staff or LAW, as necessary);
- gather current information concerning ROW plans, construction features, title information, appraisal premise, pertinent legal opinions, and recommendations from the review appraiser;
- reexamine the market for any sales, rents, leases, costs, or other information that may be pertinent to the appraisal (valuation) problem; and
- reexamine the parcel being appraised for any changes (physical conditions, ownership, property rights, damages, etc.) and contact the owner, if necessary.

Prepare a package that contains a reason for the revision in a revised purpose of appraisal, any new information and analysis, and a new Certificate of Appraiser (see Sec. 4.15.3).

4.5.3. Identification of Revisions

Make any revisions by correcting existing pages or supplementing the report with additional pages. Sheets of the previous appraisal that remain pertinent to the appraisal may be used. The review appraiser must mark replaced pages as VOID and fasten them to the back of the original appraisal report. Clean copies of the appraisals may not contain any void sheets or errors noted during the review.

4.5.4. Delivery of Revisions

The appraiser delivers the revised appraisal report or supplemental pages to the review appraiser. When notified by the review appraiser that an appraisal is approved, the appraiser submits the required number of clean copies of each report to the review appraiser for a final review and transmittal to the Region or designee as specified in their contract.

The review appraiser delivers the revised appraisal report and Recommendation of Just Compensation to

the appropriate Right-of-Way Chief or designee as assigned.

4.5.5. Updates with No Change in Value

If the market indicates that no change is evident, inform the review appraiser of these findings by letter and include a revised Certificate of Appraiser for each parcel. The date of the new certificate then becomes the date of valuation, unless otherwise stated.

4.5.6. Request for New Appraisals or Appraisal Reviews

The review appraiser or the appropriate ROW Chief should request a new appraisal or appraisal review when one or more of the following occurs:

- revised ROW plans nullify the previously reported value;
- legal advice from LAW nullifies previous instructions;
- an appraisal (valuation) problem changes;
- additional appraisal requirements become apparent; or
- contract specifications, appraisal guidelines, or appraisal review guidelines have not been satisfied and attempts to remedy the situation have been unsuccessful.

Mark the cover sheet and Summary Sheet of any revised report “VOID--See Revision Dated...”

Completely new reports do not require the “Revised” notation.

4.5.7. Minor Change or Addition

When the Regional ROW agent notifies the review appraiser and appraiser of a simple addition or reduction to the acquisition area that does not warrant an appraisal update, the ROW agent engages the appraiser to complete a recalculation. This minor revision is only permitted when the situation meets all of the following criteria:

- the change would not affect highest and best use or larger parcel and no new analysis is required;
- there are no apparent changes to damages or benefits;
- there has not been a change in market conditions that affect unit value; and

- the revision would not undermine the credibility or reliability of the appraisal.
- The appraiser follows the procedures in Sec. 4.5.2 and submits to the review appraiser an [Adjustment to an Approved Appraisal for Minor Change or Addition Form 25A-R415](#) formerly “Pink Sheet” and a new Certificate of Appraiser. The review appraiser reviews the information, signs the form, and transmits it to the appropriate ROW Chief with a revised [Review Appraiser’s Recommendation of Just Compensation Form 25A-R505](#).

If the original appraiser determines that the situation does not qualify for a Pink Sheet or a new appraisal or appraisal update is necessary, the appraiser shall advise the ROW agent and review appraiser in writing and request further written instructions.

4.6. Condemnation Appraisals

As soon as the agency’s attorney determines it is necessary, the appraiser is directed to submit an updated condemnation appraisal to the review appraiser. This document is protected by the attorney-client privilege.

The appraiser must personally reconfirm *all* market data once the appraisal report is in litigation. LAW may request further updates or revisions through the Region (see Ch. 8).

To facilitate timely review of condemnation appraisals and apply appropriate record retention schedules, the appraisal Supervisor shall periodically and routinely inform the review appraiser and Statewide Real Estate/Right-of-Way Chief or designee of masters’ hearings, trials, and settlements.

Unless otherwise instructed by LAW, mark any comments and recommendations concerning the appraisal **CONFIDENTIAL ATTORNEY-CLIENT INFORMATION** and direct them to the agency’s attorney.

LAW requests that all confidential condemnation correspondence be maintained next to the parcel file in a separate, red, condemnation file folder.

The review appraiser transmits the appraisal and any needed revisions to LAW. The review appraiser recommends final payment of the appraisers’ fees when the report meets DOT&PF standards using [Form 25A-R511 Recommendation for Payment of Appraisal Services](#).

4.7. Waiver Valuations

Waiver valuations are a tool available to DOT&PF, the purpose of which is to provide the agency a technique to avoid the costs and time delay associated with formal appraisal requirements for uncomplicated valuation problems within the low-value limits established by Federal regulation. Non-appraisers shall make the waiver valuations, freeing appraisers to do more complex work. See [49 CFR Appendix-A-to-Part-24 “Section 24.102\(c\)\(2\) Appraisal, waiver thereof, and invitation to owner”](#). See Fig. 4-1 DOT&PF Waiver Valuation Decision Tree.

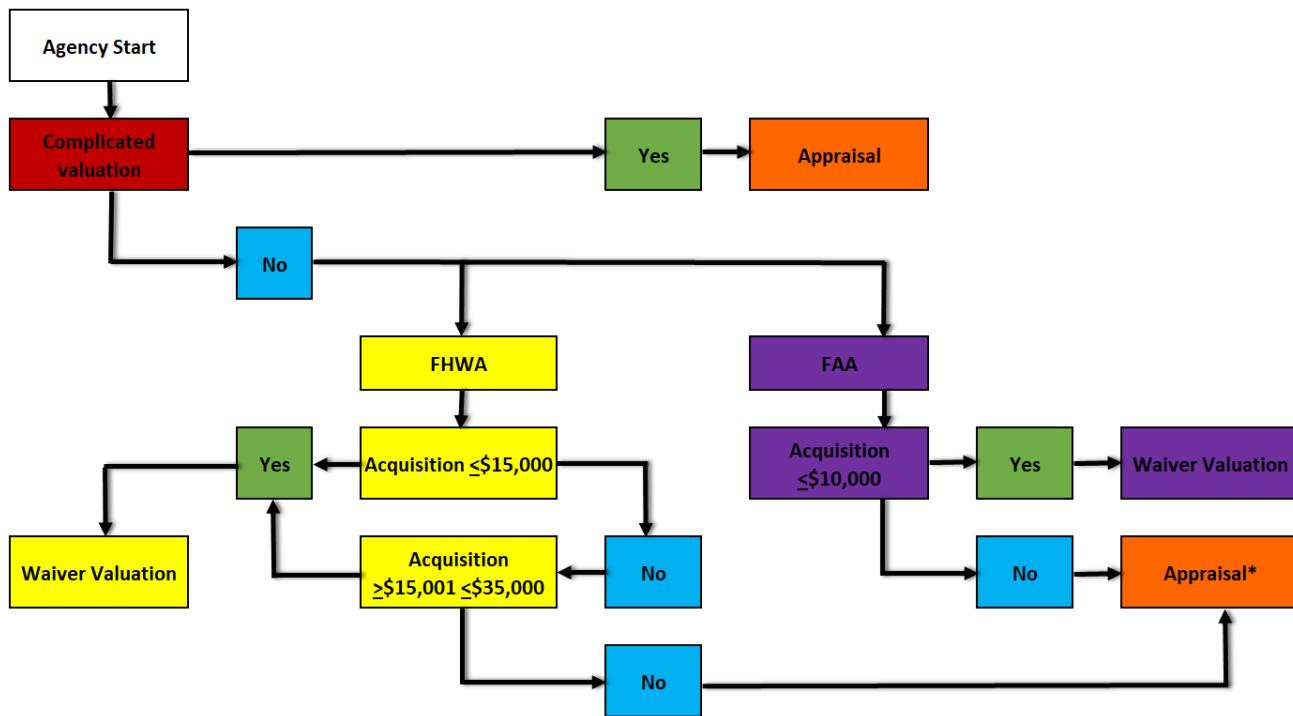
Take care when determining whether an appraisal is necessary or may be waived so that the appraisal does not imply or set forth a predetermined value, which would violate USPAP and the Uniform Act. When the agency determines that an appraisal is unnecessary, the agency shall prepare a waiver valuation, subject to further guidelines and limitations, including:

- The agency must determine that an appraisal is unnecessary because the valuation problem is both uncomplicated and has a low value based on a review of available data. In most cases, uncomplicated valuation problems are considered to be those involving unimproved strips of land. Acquisitions involving improvements, damages to the remainder, changes of highest and best use, or significant costs to cure are considered to be complicated and, as such, are beyond the application of waiver valuations as contemplated in this part (see [49 CFR Appendix-A-to-Part-24 “Section 24.102\(c\)\(2\) Appraisal, waiver thereof, and invitation to owner”](#)). Other complex issues may also disqualify an analysis, as determined by the Statewide Appraisal and Review Group.
- The agency representative making the determination to use the waiver valuation option must understand valuation principles, techniques, and use of appraisals in order to competently determine whether the valuation of the proposed acquisition is uncomplicated and has a low value (see [49 CFR 24.102\(c\)\(2\)\(ii\)](#) and [Appendix A to Part 24, Section 24.102\(c\)\(2\)](#)).
- Non-appraisers, who are not required to adhere to rigorous professional appraisal standards (USPAP), shall make the waiver valuations, freeing appraisers to do more complex work. While not an appraiser, the person performing the waiver valuation must have sufficient

understanding of the local real estate market in order to be qualified to competently perform the waiver valuation. This person may be a State employee, contractor, or subcontractor and must

not be a certified (licensed) appraiser nor someone who is otherwise required to comply with USPAP or other similar professional practices that may consider a waiver valuation to

Figure 4-1
DOT&PF WAIVER VALUATION DECISION TREE



* FHWA Tier III Waiver Valuations are possible for acquisitions $\geq \$35,001 \leq \$50,000$ if DOT&PF first develops, proposes, and receives approval from the Federal agency of a compliant review process. See 49 CFR 24.102(c).

- be an appraisal. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(A\)\(1\)](#) and [49 CFR Appendix-A-to-Part-24](#) “Section 24.102(c)(2) Appraisal, waiver thereof, and invitation to owner”.
- FHWA has waived the requirement for an appraisal of a highway parcel with an estimated value of \$15,000 or less (see conflict of interest provisions in [49 CFR 24.102\(n\)\(3\)](#)).
- FHWA has waived the requirement for an appraisal of a donated highway parcel if the owner releases the agency from its obligation to appraise the property (see [49 CFR 24.102\(c\)\(2\)\(i\)](#)).
- [49 CFR 24.102\(n\)](#) allows the agency to authorize a ROW agent to act as both the waiver valuation

preparer and negotiator on a parcel for acquisition only if the offer to acquire the property is \$15,000, or less.

- FAA has waived the requirement for an appraisal of an airport parcel with an estimated value of \$10,000 or less.
- DOT&PF has waived the requirement for an appraisal of a parcel for an exclusively State-funded project with an estimated value of \$50,000 or less (see Sec. 2.1.1).

FHWA offers two additional tiers for the waiver valuation option with further guidelines and limitations as follows:

- (II) FHWA may approve exceeding the \$15,000 threshold, up to an amount of \$35,000, if the agency acquiring the real property offers the property owner the option of having the agency appraise the property. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(C\)](#).

The FHWA Division Office has authorized DOT&PF the use of waiver valuations for non-complex valuations. For this level, a second ROW agent reviews the waiver valuation or the waiver valuation shall be a part of the review appraiser's administrative consistency spot check for a project employing both appraisals and waiver valuations. See Ch. 5.

- (III) The agency may request approval from the Federal funding agency to use a waiver valuation for properties with estimated values of more than \$35,000 and up to \$50,000.
- Note that DOT&PF has not yet developed and adopted a compliant review process for this tier, and as such, it is not available for use at this time. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(D\)](#).

Under Tiers II and III, the property owner must be offered the option of having an appraisal made on any parcel on a Federal-aid project with the value of the acquisition exceeding \$15,000. When determining whether this requirement must be met for a particular parcel, the ROW agent should consider whether or not the project could be Federally funded in the future and the likelihood of challenge, litigation, or condemnation that would trigger the requirement for a formal appraisal and further delays.

4.7.1. Owner's Election for Appraisal

- As noted, in some cases the agency is required to notify the property owner of their right to request the agency prepare an appraisal rather than a waiver valuation. Whether the agency is required to make this notification and regardless of the applicable waiver valuation tier, if the property owner requests the agency appraise the property, the agency must obtain an appraisal and shall not use the waiver valuation procedures. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(C\)](#) and [\(D\)](#), and [Appendix A to Part 24, Section 24.102\(c\)\(2\)](#).

4.7.2. Waiver Valuation Considerations

Although a waiver valuation is not intended to be an appraisal, it retains many of the elements of an appraisal, including the use of comparable sales data, and may meet the Appraisal Foundation's definition of an appraisal under USPAP. Because waiver valuations are used in lieu of appraisals and are prepared in a similar (though significantly abbreviated) manner, they are discussed in this chapter.

Waiver valuations are not intended to be appraisals and do not require a Certificate of Appraiser. However, signing [Form 25A-R420 Waiver Valuation](#) is a certification that the person who estimated the parcel's value and the Regional ROW Chief who approved the valuation have no direct, indirect, present, or prospective interest in the property.

These abbreviated processes are intended to be simple, quick, and low cost, freeing up appraisers to concentrate on more complex analyses. While DOT&PF does not allow an appraiser to complete waiver valuations, a qualified contractor (or subcontractor) may be used if qualified DOT&PF ROW agents are unavailable. Certain contractors completing a waiver valuation may end up providing an appraisal (and typically charging the related fee and employing an extended timeline for this more advanced service) because of their requirement to comply with USPAP. In the case of a contractor (or subcontractor) that must comply with USPAP, the resulting product is considered an appraisal and not a waiver valuation and it must be reviewed as an appraisal.

When completing a waiver valuation the preparer shall use the [Waiver Valuation Form 25A-R420](#) or an equivalent format that includes the form's information to value simple acquisitions under the permitted value limits. A waiver valuation includes:

- a description of the land to be acquired;
- nominal improvement values, the contributory values of which can be readily supported by estimates of depreciated replacement cost; each improvement to be acquired must be listed for property management purposes; and
- minimal costs to cure, supported by reference to research or documented discussions with professional estimators.

A waiver valuation shall not be used if *any* of the following conditions exist:

- highest and best use changes as a result of the acquisition, or the highest and best use is questionable;
- damages exist that cannot be mitigated by a minimal cost to cure (a construction cost to correct the damage caused by the partial acquisition);
- land values are not easily identified (e.g. requiring adjustments or not comparable);
- valuation issues exist that are complex or not uncomplicated; or
- the preparer is required to comply with USPAP or other applicable practices (as in the case of a certified (licensed) appraiser or affiliate or member of a professional organization whose definitions consider waiver valuations as appraisals).

4.7.3. Process and Report

If appropriate and practical, view and photograph the area to be acquired. If the estimated value is under \$15,000 owner contact for the site visit may not be required, but may be advisable.

Obtain information from evaluations of similar properties, sale and comparable files, appraisers, current listings, and other informed real estate professionals to establish a unit value that adequately reflects the current market. Note: assessed value may or may not be a valid indicator and caution should be exercised if using this as the sole basis for value.

If a waiver valuation is used, use [Waiver Valuation Form 25A-R420](#).

State the source of the unit value selected. Comparable data sheets, sales location maps, or tabulated sales should not be included in the report. Include the referenced source value for support.

Briefly explain:

- necessity of any costs to cure and name their source (see Sec. 4.18.2);
- depreciated value (and the source) of any improvements to be acquired; and

- any specific contingent or limiting conditions, or any special circumstances relating to the parcel.
- Show all calculations, add any cost-to-cure items, and state the estimated value of the acquisition and the date of the estimate. The date of the estimate must be current.

If damages or complex issues arise, or if the value is likely to exceed the permitted limits, work with the Statewide Appraisal and Review Group to reassign the work as an appraisal as early as possible.

Submit the complete waiver valuation to the appropriate ROW Chief for review.

For acquisitions not requiring appraisals and review, the Regional ROW Chief's approval of the waiver valuation is used as the basis for the Determination of Just Compensation.

Provide a copy of the waiver valuation to the Statewide Appraisal and Review Group. When a project uses both appraisals and waiver valuations, the authorized review appraiser shall perform an administrative consistency spot check.

4.7.4. Updates or Revisions

For updates and revisions:

- complete and sign a new [Waiver Valuation Form 25A-R420](#);
- attach any new plats or photographs that show the changes; and
- submit the package to the appropriate ROW Chief for approval.

4.7.5. Litigation or Condemnation

Once the Pre-Construction Engineer approves a recommendation for condemnation, the Statewide Appraisal and Review Group adjusts the retention schedule for the relevant valuation reports and provides the official copies to LAW. This Group then assists in obtaining timely appraisal updates and Reviews and arranging for expert witness testimony therefor. These tasks are generally included in appraisal and appraisal review PSAs as future tasks so that a contract amendment may be all that is necessary. See also Chapters 6 and 8.

4.8. Project Influence to Property Before Acquisition

The appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. See [49 CFR 24.103\(b\)](#), [49 CFR Appendix-A-to-Part-24](#) “Section 24.103 Criteria for Appraisals”, and [AS 34.60.120](#).

4.9. Determining the Larger Parcel

The Dictionary of Real Estate Appraisal (published by the Appraisal Institute) defines a larger parcel. The appraiser is responsible for determining the larger parcel. The appraiser should support a larger parcel decision using the principles of substitution, demand, and applied economics.

4.10. Highest and Best Use

The appraiser must identify the highest and best use for which the property may be privately held, to the extent that the demand for that use affects value.

Demonstrate highest and best use in the report, showing that the use meets the following criteria:

- physically possible;
- legally permissible;
- financially feasible; and
- maximally productive.

Value the subject’s land as though vacant, unless the land is improved with legally nonconforming improvements. Consider the highest and best use of the land as though vacant in relation to its existing use, as well as all potential uses.

4.11. Legal Considerations

The appraiser must exercise care to see that all legal issues are clearly defined and resolved through early coordination with LAW. Obtain legal opinions or advice early in the process. Document in the report any legal opinions or advice involved in the valuation process. Provide copies of pertinent legal opinions to the review appraiser for distribution and coordination.

4.12. Contaminated Properties Appraisals

The appraiser must not simply value the property impacted by a hazardous substance by deducting the typical remediation cost, or discovery cost, from the total value, as if “clean”. Consider the possibility of other changes affecting value, such as a change in highest and best use, marketability, and stigma. See also Ch. 7 dealing with moving of hazardous materials.

4.13. Market Data Collections

Valuations must contain accurate, current comparable sales information. Data must be of sufficient quality and quantity to demonstrate that all conclusions are representative of the current market. Data must provide a sound basis for valuation of both the before and, in the case of a partial acquisition, the after-acquisition condition of the parcel.

Three comparable sales are generally considered the minimum acceptable market support for simple valuations; more are recommended when available, especially for complex appraisal (valuation) problems.

Improvements are valued as they contribute to the overall property value. If depreciated replacement costs are presented as a measure of value, include a demonstration showing that the market responds in that manner. The standard of valuation is the fair market value of the *entire* property. Simply totaling the independent money values of a property’s separate parts is unacceptable.

The appraisal must contain an analysis of all recent sales of similar properties in the subject neighborhood. The appraiser must discuss and analyze the existing supply of available similar properties. Discuss the sales history of pertinent comparable sales: time on the market, changes in the advertised price, repeated sales, or sales that fell through.

If a timely site visit is not possible, the appraiser must include additional documentation to demonstrate familiarity with the comparables (dates of previous visits). View the comparables at the earliest opportunity. Under extreme or unusual circumstances, the Statewide Real Estate/ROW Chief may grant a waiver of site visits of comparables. A waiver request must be in writing to the appropriate ROW Chief and must be fully explained or supported.

4.13.1. Value Indicators

Include the following indicators of value in the body of the report *for the purpose of illustrating trends or extremes* (do not use them as the *sole* basis for value):

- listings;
- earnest money or other recent sale agreements;
- offers to purchase;
- lease or purchase options;
- sales to or from agencies with the power of eminent domain;
- estate sales and transactions between relatives or other influenced parties;
- trades and/or exchanges;
- transactions with generous financing terms;
- foreclosure sales;
- transactions made under duress;
- unconfirmed transactions;
- bankruptcy estate sales; and
- auctions.

Any deviation from the foregoing is unacceptable unless approved by the review appraiser. Sufficient market data are not always available to evaluate all properties. When market data are limited or weak in comparability demonstrate and document a legitimate, concerted effort to obtain other types of supporting data.

4.13.2. Confirmation of Sales

The appraiser is expected to personally confirm and inspect all market data. Exceptions must be supported by an explanation of the quality of the data (who collected it, independent verifications of the data, and the reliability of photos). All comparables used in the report must be personally verified by a party involved in the transaction. DOT&PF considers comparables to be most reliable when the appraiser verifies the facts with both buyers and sellers. If a sale cannot be confirmed by personal interview with both the buyer and the seller, verify the data with the available party and state the conditions of verification in the report. Discuss any special considerations motivating either the buyer or seller. See [49 CFR 24.103\(a\)\(2\)\(iii\)](#).

4.13.3. Date of Sale

Use the date of the meeting of the minds or earnest money agreement date as the date of sale, if possible.

4.13.4. Use of Data Compiled by Others

DOT&PF may share market data on file (with analysis removed) with no obligation on the part of DOT&PF for its accuracy or relevance. Any appraiser who uses data obtained through DOT&PF work must verify, inspect, and further independently research the data. Appraised values, values from a Recommendation of Just Compensation, administrative settlements, waiver valuations, or other compensation or valuations or value analysis are not to be disclosed to third parties.

4.13.5. Comparable Sales Data

For each market indicator referenced in the report include one [Comparable Sales Data Form 25A-R425](#) (or equivalent documentation), which must include all the information on the approved form. Descriptions must be clear enough to locate the comparable in the field.

Value the land and improvement allocation on each improved property. Provide the basis for the allocation (supporting data, reasoning, and correlation). A statement that the purchaser or seller allocated the values, or that the allocation came from another appraisal, is unacceptable without further support.

Include recent photographs of each comparable property to provide the reader with a clear view of the property. Use a [Photographic Sheet Form 25A-R430](#) or equivalent.

Include a [Summary of Comparable Sales Form 25A-R435](#).

Include a Sale Map (or maps) that show the location of the subject and (by comparable number) the location of each property involved in the referenced market transaction. The map must also show a north arrow and be clear enough to follow in the field.

4.13.6. Adjustments to Comparable Sales Data

Make adjustments to comparable sales data when there is a *measurable* market reaction to a specific item. Support and document each adjustment and consistently express them in either percentage or dollar amounts. When there are a great number of adjustments or a larger-than-typical single adjustment, the comparability, validity, and acceptability of the comparable are lowered.

If a sale is not comparable, do not use it. Cumulative adjustments (multiplied by each other) are acceptable only if each factor has a causative relationship to the other. To encourage independent analysis DOT&PF sets no arbitrary limits on adjustments, either percentage or dollar.

If the appraiser uses qualitative adjustments (for example, plus (+) and minus (-)) because of the lack of available data, provide some market-related basis to support the reasoning. Broad, unsupported statements such as “based on my vast experience...” or “a reasonable person would...” are not adequate support.

If a *small* item of comparison requires consideration, but the appraiser cannot support the adjustment with market data but it is adequately supported in some other way, DOT&PF’s review appraiser may accept it. If a contract review appraiser is hired in lieu of a DOT&PF review appraiser, the Regional Right-of-Way Chief may accept it. Conference with a qualified appraiser is recommended.

In addition to time, location, and size consider the following elements as a minimum for an acceptable appraisal:

- Financing terms/cash equivalency: investigate the sale prices of comparable properties that were sold with apparent non-market financing to determine whether an adjustment to reflect typical market terms is warranted; and
- All of the following conditions of sale:
 - Compare the buyer’s and seller’s motivation and knowledge of market conditions.
 - How long was it on the market before sale?
 - Was a commission involved?
 - Did the commission affect the price?
 - Was it a bona fide arm’s-length transaction?
 - How did the availability of competing properties compare to typical market purchases?

4.14. Project and Market Data Book

The Project and Market Data Book (also referred to as “the Book”) consolidates general data for larger projects such as comparable data, area and neighborhood descriptions, general exhibits, trend studies, etc. The intent of the Book is to promote project consistency and avoid unnecessary

duplication. The Book is limited to factual data and excludes analysis. Include the Book in each appraisal report by reference.

4.14.1. Procedures

Data collection continues through submission of the last appraisal on the project (see Sec. 4.13). The Book should contain the following:

- transmittal letter;
- Table of Contents;
- description of project, maps, aerial photos, etc.;
- [Summary of Acquisition Form 25A-R440](#);
- area and neighborhood analysis, including:
 - definition of the market area;
 - analysis of the current supply and demand of equivalent properties;
 - patterns of land use and trends, in the area first and the neighborhood second (new construction planned or under way, vacant sites as potential competition for the subject, adequacy of utilities, access, impaired sites nearby, etc.);
 - current economic factors affecting the area and neighborhood (population, employment, income characteristics, interest rates, zoning and other regulations, rents, etc.);
 - anticipated changes in the inventory of real property affected by the project; and
 - brief evaluation of any published economic, damage, cost, or other general studies used in any of the appraisals;
- assumptions and limiting conditions (if project-related);
 - market data; and
 - general exhibits.

Briefly describe the project. Include area maps and vicinity maps showing the location of the project, parcels, and comparable sales contained in the Book. Present a narrative discussion and analysis as follows:

- define and delineate the market area;

- identify and analyze the current supply and demand conditions that make up the specific real estate market;
- describe the existing supply of property for the specific uses within the defined market area affected by the project;
- discuss current patterns of land use and trends, first in the area then in the neighborhood (new construction planned or underway; vacant sites as potential competition for the subject, adequacy of utilities, access, impaired sites nearby, etc.);
- discuss current economic factors affecting the area and neighborhood (population, employment, income characteristics, interest rates, zoning and other regulations, rents, etc.);
- forecast how anticipated changes in the inventory of real property affected by the project will affect the subject neighborhood; and
- attach a brief evaluation of any published economic, damage, cost, or other general studies used in any of the appraisals.

If the data, market, trends, or references change during the valuation project, make appropriate additions to and modifications of the completed Project and Market Data Report. (Example: Pg. 21 - Revised October 21, 2001.)

4.15. Types of Appraisal Reports Acceptable to DOT&PF

There are three appraisal report formats acceptable on DOT&PF projects (waiver valuations are not appraisals). These are:

- Fannie Mae (FNMA) Uniform Residential Appraisal Report (URAR), condominium, or multi-family (1-4) units forms;
- Restricted appraisal report; and
- Appraisal report.

4.15.1. FNMA Reports and Forms

Although its use is not required by DOT&PF, whole acquisitions of residentially-improved properties may be reported on the FNMA URAR form, condominium, or multi-family (1-4 units) forms or their equivalent. However, the form should not dictate the scope of the analysis and may require supplemental data and attachments to comply with USPAP. For example, if

the highest and best use is no longer the existing use, an addendum with a discussion of the highest and best use must be attached. The following should also be included:

- Certificate of Appraiser (see Sec. 4.15.3);
- comparable land sales grid with brief explanation of direct sales comparison and adjustment support;
- photos and sketch;
- identification of fixtures and personal property included or excluded in the valuation (severable appurtenances);
- property owner contact letter;
- vacant land and improved comparables data sheets; and
- items not covered by an existing Project and Market Data Book (i.e. definition of fair market value, qualifications and competency of the appraiser, etc.).

4.15.2. Restricted Appraisal Report

This format may be used when the client – DOT&PF or the Alaska Department of Law – are the only intended users of the report. The [Adjustment to an Approved Appraisal for Minor Change or Addition Form 25A-R415](#) is a restricted appraisal report.

4.15.3. Appraisal Reports

For acquisitions that exceed the limits where waiver valuations are permitted or where valuations are not uncomplicated prepare an appraisal report ([49 CFR 24.103-49 CFR 24.104](#)). Appraisal reports (formerly often called narrative appraisal reports), before-and-after appraisals, or detailed appraisals.

A comparison of a total comparable property to total subject property is acceptable for total acquisitions. For partial acquisitions, a breakout of land value supported by appropriate market data is required.

Personally visit the property, including the interior and exterior of all improvements to be acquired or affected by the acquisition. The appraiser must offer the owner or designated representative the opportunity to be present during the appraisal site visit. See [49 CFR 24.102\(c\)](#).

In general, the appraiser should include the following items in the appraisal report:

- General Information;
- Letter or Memorandum of Transmittal;
- Table of Contents; and
- Appraisal report summary.

Complete the following required items on the appraisal report:

- project name;
- State and Federal project numbers;
- parcel number as shown on current ROW plans;
- DOT&PF ROW map sheet date;
- name, address, and telephone number of each owner of the parcel being appraised;
- property location by street address, or by reference to milepost, distance to cross-streets, roads, highways or landmarks;
- legal description: if the description is too lengthy, the appraiser may cross reference the description (i.e.; “see attached title report, dated...”);
- zoning codes in force as of the date of valuation. Permissible uses restate the zoning (or restrictions) in words. If not zoned, state “none”;
- property rights being appraised;
- current use of property;
- date of site visit;
- highest and best use of the property (see Sec. 4.10);
- effective date of the appraisal (date of value);
- parcel description: enter the area:
 - of the entire property being appraised;
 - to be acquired;
 - remaining after acquisition;
 - subject to Public Land Order (PLO), Section-Line Easements, etc.;
 - to be encumbered by easement; and
- to be placed under permit;
- value of the larger parcel before acquisition:
 - land value; and
 - improvements: value improvements as they contribute to the overall property value. Depreciated replacement cost may be acceptable if a demonstration is included showing that the market responds in this manner. Simply totaling the independent money values of a property’s separate parts is unacceptable (if there are no improvements, enter a zero);
- acquisition value (as part of the whole): value of the portion of land and improvements to be acquired as they contribute to the larger parcel;
- remainder value: value of the remaining property as a part of the whole;
- remainder value after acquisition: value of the remaining property after acquisition (as a separate stand-alone parcel as if cost-to-cure items have been completed);
- damages: remainder value (as part of the whole) minus remainder value after acquisition;
- special benefits: remainder value after acquisition, minus remainder value as part of the whole. Under Alaska law, special benefits may only offset damages (modified state rule);
- net damages: determine by deducting special benefits from damages;
- cost-to-cure amount (if no cost-to-cure amount, enter zero);
- new permits: value of permits acquired (if no permits acquired, enter zero);
- new easements: value of easements acquired (if no easements acquired, enter zero);
- value of all existing easements converted to fee acquisitions (if no PLO), section-line easement, or other easement acquired, enter zero);
- other: value of any other interests acquired (if no other interests acquired, enter zero); and
- value of the acquisition.

Certificate of Appraiser

DOT&PF's [Certificate of Appraiser Form 25A-R450](#) serves specific Federal and State requirements. Inclusion of its content in the Certificate is mandatory. Be fully aware of its language and intent and complete a certificate for each parcel.

The date of appraisal should be the date of the last site visit unless the report is retrospective.

The value conclusion must be current (not subject to a time adjustment between the date of appraisal and the date of signature).

The date of appraisal and the date of signature should be reasonably close unless in condemnation proceedings. Furnish an explanation if the date of signature and date of appraisal are not reasonably close.

A new Certificate of Appraiser is required if a revision is necessary for a completed report or a change is made to an approved appraisal. Show each change on the [Adjustment to an Approved Appraisal for Minor Change or Addition Form 25A-R415](#) (see Sec. 4.5.7).

If membership in a professional organization requires additional coverage, attach a supplement.

Assumptions and Limiting Conditions

Assuming that the project will be constructed in accordance with the present design plan, state any assumptions applicable to valuing the parcel.

Accurately disclose all extraordinary assumptions, hypothetical conditions and limiting conditions used in the appraisal. Include any special instructions or directions furnished by DOT&PF or LAW.

Client and Intended User of the Appraisal

To preserve the integrity of the appraisal process and in accordance with USPAP, it is the duty of the appraisal professionals to ensure that they properly identify their client to preserve the public trust, maintain chain of custody, and secure confidentiality to avoid undue influence (or the mere appearance thereof). It is important that the appraiser and review appraiser understand DOT&PF's structure to avoid inappropriate or unauthorized communications with negotiators, owners (especially those who are public agencies), or other parties. See Conflict of Interest section in this chapter.

In most cases, DOT&PF (or LAW on behalf of DOT&PF) will be the client and intended user for appraisals performed or ordered by DOT&PF (or

LAW). Typically, the Regional ROW Chief, as the party delegated to make the Determination of Just Compensation, will be the recipient to whom the appraisal report is addressed. The property owner and opposing counsel are not intended users for appraisals performed for the agency conducting acquisitions under the Uniform Act.

Purpose and Intended Use of the Appraisal

Include language similar to the following in each appraisal:

- The purpose of the appraisal is to opine on the value of the property owner's rights acquired as defined by the Alaska Supreme Court.
- The intended use of the report is to provide an opinion for the basis of the amount believed to be just compensation for the acquisition of property rights acquired according to the Alaska Constitution, Art. I, Sec. 18, Eminent Domain.

A brief discussion of the special considerations and practices for eminent domain appraisals, such as the consideration of damages to the remainder, special benefits, etc., is prudent, especially for partial acquisitions. Additional explanation may be necessary for condemnation appraisals and reviews.

Scope of Work (Appraisal Scope)

It is the duty of the appraisal professionals to ensure that the scope of services aligns with the client's purpose and intended use. The scope of work defines the general parameters of the appraisal, including the extent of the processes of collecting, confirming, reporting, and analyzing data; making valuation conclusions; and supporting those conclusions in the appropriate report format and associated work file. The scope reflects the needs of the agency and the requirements of Federal and federally-assisted program appraisal practice. It should be developed cooperatively by the assigned appraiser, review appraiser, and an agency official who is competent to both represent the agency's needs and respect valid appraisal practice. The scope of work statement should include the purpose and/or function of the appraisal, a definition of the estate being appraised, the definition of fair market value and any other values requested and performed, its applicable definition, and the assumptions and limiting conditions affecting the appraisal. It may include parameters for the data search and identification of the technology, including approaches to value, to be used to analyze the data. The scope of work must consider

the specific requirements in [§24.103\(a\)\(2\)\(i\)](#) through (v) and address them as appropriate. See 49 CFR Appendix-A-to-Part-24 “Section 24.103(a) Appraisal requirements”.

Sales Data Collection: State the extent of the process of collecting, confirming, and reporting data.

Area and Neighborhood Analysis: Briefly describe the subject’s neighborhood and geographic area, as follows:

- Define and delineate the market area under analysis (see Sec. 4.14).
- Identify and analyze the current supply and demand conditions that describe the specific real estate market.
- Identify any anticipated development or changes in the neighborhood that might affect supply or demand.
- Describe any historical uses or significance of the site.

Parcel Identification

Describe the larger parcel’s physical features, including any specific elements that might have a significant effect on marketability. Discuss physical features, including:

- Land area and shape: state the total area in English. Describe the larger parcel’s general shape and dimensions.
- Accessibility and road frontage: describe existing roads, streets, and trails serving the property; existing approaches, driveways, access limitations (water, trail or air), grade, property frontages, etc.
- Topography, soils conditions, and utilities: generally describe the “lay of the land,” including elevations, and describe obvious drainage patterns. Describe the soil types and conditions encountered on the property, such as muskeg, sandy loam, rock, etc. List public and/or private utilities (sewer, water, gas, electric power, etc.) available to the larger parcel, their locations, qualities, availability, or limitations.

For the description of the acquisition and remainder property, describe the area to be acquired, including any unusual features noted during the site visit.

Describe how the acquisition will affect the property as a whole. If the property is improved and a land only

appraisal is required, include a statement limiting the scope. Note, however, whether or not there may be significant value in sand, gravel, minerals, timber, or other such resources or property that should be considered in the appraisal and possibly delineated in the appraisal scope.

State specifically, in an itemized listing, what is to be acquired (property interest and size), including items identified as personal property, landscaping, and all improvements listed separately for property management purposes, and the purpose of the acquisition (for example: “contain a fill slope,” “build and maintain a bike path,” etc.);

Explain the principal problems presented by the acquisition, and explain (in general terms) the principal differences in character and amenity between the parcel before acquisition and the portion remaining after acquisition. If more than one value premise is necessary, give an explanation of each premise;

Discuss any special, nonstandard situations that became apparent during the appraisal assignment;

Consider the effect of any known encumbrances (including existing easements), restrictions, exceptions, conditions, or limitations on the existing title that would affect the marketability or market value of the property.

Easements

Describe easements affecting the larger parcel.

Present Use

State all uses the larger parcel is presently supporting.

Present Zoning and Restrictions

Since the zoning is included on the summary form, and a copy of the ordinance is included in the addenda, include this section only if the larger parcel meets one or more of the following criteria:

- does not comply with zoning;
- has grandfather rights (also known as a legal nonconforming use of record); or
- is affected by some other factor causing the larger parcel to be worth more or less because of zoning.

In any of these cases, include a discussion of these conditions and factors in this section.

Environmental Issues

Reference any environmental studies performed on the property. Discuss any known hazardous materials on the larger parcel or adjoining properties, recent cleanup on the larger parcel or adjoining properties, or major cleanup in the neighborhood. Include information on pending actions that may affect the environmental standing of the larger parcel. See also Ch. 7 dealing with moving of hazardous materials.

Flood and Earthquake Activity

Indicate whether the property is located within a flood plain or seismically active (earthquake) area.

Description of Improvements

Identify each improvement on the parcel plat, including general interior and exterior dimensions. Include a narrative description of each improvement, including age, type and quality of construction, general condition, present use, etc., and note whether the Americans with Disabilities Act (ADA) applies. All the major fixtures and appliances which are classified as 'Realty', and are intended to be acquired should be listed. All items that may be fixtures or equipment in the property need to be identified in the appraisal report regardless of whether it affects value.

Specialty Items, Fixtures, and Tenant-owned Improvements

All machinery, equipment and fixtures that are treated as specialty items, should be listed; attach the approved Specialty Report (see Sec. 4.17).

If in doubt as to whether an item constitutes a fixture or is personal property, seek advice from LAW through the Regional ROW Chief (see Sec. 4.20).

Do *not* arbitrarily add the value of specialty items to the value of the real property. Consider specialty items in terms of how, if at all, they contribute to the market value of the larger parcel. List and describe any tenant-owned improvements to be acquired (see Sec. 4.21).

Assessed Value, Real Estate Taxes, Special Assessments, Trends

Show the dollar amount of any special assessments against the property, current and delinquent real estate taxes, and the assessed value. Include a brief history of trends, if appropriate.

Parcel Plat

A parcel plat (plot plan) of the property is required unless the detail on the ROW plan furnishes the same

information. The plat need not be elaborate if it clearly depicts the parcel and the scope of the valuation problem (see Sec. 3.5). For a partial acquisition, show the limits of the proposed ROW.

At a minimum, show the following in the parcel plat:

- entire larger parcel, including perimeter dimensions, property lines, existing ROW lines (labeled), existing easements of record, ownership, and parcel area;
- street frontages;
- pertinent improvements and other significant features of the property, with approximate locations and approximate distances from the centerline; include alleys, driveways, and existing easements; notify DOT&PF if improvements within 100 feet from the proposed ROW line (including encroachments) are inaccurately shown or omitted from the plans;
- north arrow; and
- access control or other restrictions.

Photographs

Each appraisal report must include good quality color photographs, properly identified and taken at various angles, to show all significant features of the property and of the interior and exterior of all improvements to be acquired, or improvements that may be affected by the acquisition. Submit photographs using a [Photographic Sheet Form 25A-R430](#) or an equivalent document.

Five-year Sales History

Discuss the sales history of the subject property within the previous 5 years as required by [49 CFR 24.103\(a\)\(2\)](#), using the [Five-Year Sales History Form 25A-R455](#) or equivalent within the report. If such sales have occurred, include comparable sales data in the market data section of the report as a comparable sale.

Highest and Best Use – see prior section in this chapter.

Property Valuation

Larger Parcel Value

Include the following information when arriving at the property valuation:

Land Valuation:

- consider all available data, and support larger parcel choice by reference to available market supply and demand (see Sec. 4.8);
- use comparables (including recent subject sales) that are sufficiently similar to the subject property to be considered by a typical purchaser as a reasonable substitute or most equivalent area for the subject property;
- introduce a hypothetical or proposed subdivision, if appropriate, to support the market data and illustrate the amount a prudent purchaser would likely pay for raw subdivision land. However, due to the many variables and speculative elements, never base the subject's market value solely upon such a hypothesis; and
- for values based on anticipated rezoning:
 - to determine the highest and best use of a parcel, consider only those uses permitted by existing zoning, unless there is a clear and reasonable probability that rezoning will take place. Attach copies of dated zoning change applications, maps, minutes of the zoning commission or board, etc., that demonstrate approval is reasonably probable;
 - probability of rezoning must not be remote or speculative;
 - DO NOT consider rezoning that may occur in anticipation of the proposed project in arriving at the before value of the property. If the property has already been rezoned to a higher use in anticipation of the proposed project, DO NOT consider that rezoning in arriving at the before value (however, do consider any rezoning that has occurred or may likely occur in anticipation of the impending project to determine the after value);
 - analyze similar or related properties that have sold, where the price reflects the probability of similar rezoning. Present a factual analysis of what actual changes are occurring in the neighborhood and how these changes are progressing toward the subject property;
 - if appropriate, value the property as if the rezoning has already occurred by applying a discount to that future value. Consider the

probability of rezoning and the cost, potential for delays, political realities, and time involved in obtaining a rezoning, as well as allowance for the market's perception of similar properties; and

- analysis must be based upon factual data.

Sales Comparison Approach: The direct sales comparison, comparative, or market data approach is the most easily understood method for presentation to owners, courts, and juries; consequently, place greater reliance on this approach than all others. This is the only approach required for most parcels. It is of the utmost importance that the appraiser analyzes a sufficient amount of highly comparable data (including recent subject sales) to provide a sound basis for the conclusion from this approach (see Sec. 4.13).

Show and explain all calculations and processes. If using a financial or programmable calculator or computer program, show the keystrokes or the program in the addenda. The reader must be able to duplicate calculations and processes. A comparative analysis in chart form (grid) is required. A conclusion must identify which comparable sale most closely approximates the value of the subject, and why the remaining evidence supports that conclusion. Broad, general statements without supporting analysis are unacceptable as a basis for value.

Income Approach (if applicable): An example of when the income approach might be used would be for an income property with limited comparables.

Analyze the current income stream. Using an appropriate market-derived capitalization rate, convert the property's anticipated Net Operating Income into a value. If appropriate, perform a yield analysis on the property's anticipated income, resale value, and reversion, converting each element into present value.

Present sufficient data to provide a sound basis for the conclusion. This is imperative. Support economic rent and expenses by market evidence. Show typical interest and capitalization rates available from comparable investments. Failure to support any one of these items renders the entire Income Approach questionable.

Cost Approach (if applicable): An example of when the cost approach might be used would be for a uniquely-developed property with limited comparables.

At a minimum apply the following steps in the cost approach:

- evaluate the replacement cost of the improvements as of the date of appraisal;
- evaluate the amounts of physical, functional, and economic (external) depreciation present in the improvements;
- deduct total depreciation from the replacement cost to arrive at an indication of value; and
- add the value of the land to the indicated improvement value to arrive at the depreciated value by the cost approach.

Acceptable methods of assessing replacement costs:

- quantity survey method;
- unit-in-place (segregated cost) method;
- market (comparative-unit cost) method; and
- cost service method.

The methods of assessing replacement costs are listed in what DOT&PF considers their order of accuracy, the most accurate being the quantity survey method and the least reliable the cost service method. Do not use cost service estimates as a basis for value unless the lack of other sources can be demonstrated. Cost service manuals may serve to support an appraiser's costs, but the most valid evidence comes from the market. In the report, where possible, show known costs of construction of like or competing improvements in the subject property's area to support and document the evaluation.

Apply any method of assessing accrued depreciation generally accepted by the appraisal industry. Support accrued depreciation based on various age-life methods and income capitalization techniques with market data. Show all calculations and processes used in the cost approach. Include all references (copies of Marshall-Swift Valuation Service pages, computer input or work-up sheets, etc.) and supporting market data leading to the market value conclusions.

Correlation and Conclusion (if applicable): Include this only if more than one approach to value has been used. Explain the reliability and relative merits of each approach to market value; explain any limitations or notable variations between the approaches, and why

and how each approach supports the final opinion of value.

Allocation (if applicable): Include this only for partial acquisitions. Show the final opinion of value separated into land value and improvement value.

Acquisition Value

Value of the Acquisition as a Part of the Larger Parcel

Parcel: Describe what was acquired (property interests and size). Show the fee values of the land and improvements to be acquired as they contribute to the value of the larger parcel. If valuing easements, permits, or underlying fee interests, show the interests to be acquired (impact of the surface, subsurface or aerial easement on the remaining ownership, extinguishment of underlying fee, duration and extent of the permit, etc.). Base value on the extent of the rights acquired and the uses remaining after project completion. Show the total value (fee, easement, permit, etc.) of the acquisition as part of the whole.

Remainder Value After Acquisition

Description of Remainder: Describe how the acquisition affected the remainder and how the remainder will appear when the project is completed, including cost-to-cure items if applicable (see Sec. 4.18.2).

Highest and Best Use After Acquisition: If the remainder's highest and best use changes, furnish a full narrative discussion.

Value of the Remainder as a Part of the Whole:

State the value of land and improvements that remain after deducting the fee value of the part acquired from the value of the whole. Consider easement or leasehold interest rights that have been acquired, and the value of remaining rights.

Value of the Remainder (as cured, if applicable) as an Independent Parcel: Show the market value of land and improvements that remain after project completion. If the market data used in the valuation of the larger parcel are still comparable to the valuation of the remainder, they may be used. Identify the sale that is most comparable to the subject, and lead the reader to a logical and supportable conclusion of value. Show the final opinion of land value and improvement value.

If remainder retains the same value it had before the acquisition (is not damaged), skip the next section ("damages and/or special benefits") and go to the

“market value of the acquisition” section. Provide a statement telling why it was not damaged.

Otherwise, if the remainder has a lesser unit value than in the before situation, continue.

Damages and/or Special Benefits

Analysis of Damages: Damages, as such, are not appraised (see Sec. 4.18). Analyze the difference between the value of the remainder property after the acquisition (as cured), and the value of the remainder as it was as a part of the larger parcel to determine damages and benefits. If eliminating comparable land sales or adding new ones along with new adjustments, submit a full narrative, including all approaches to value and correlation as applicable. Fully document and support damages and adequately explain mitigations (costs to cure).

Analysis of Special Benefits: If a special benefit, like a highest and best use change or better access, occurs as a result of the project, briefly describe how the change benefits the property. State why and how the remainder enjoys special benefits (see Sec. 4.19). Use special benefits *only* to offset damages.

Net Damages: Determine net damages by subtracting special benefits from the damages (assuming that the project is completed on schedule as shown on the project plans).

Cost-to-cure analysis: Support the necessity for costs to cure with estimates and justification for the expenditure. Cost to cure must only offset damage unless otherwise required by ordinance or statute (see Sec. 4.18.2). Document cost-to-cure over \$10,000 in writing.

Market Value of the Acquisition

State the opinion of value, allocated as follows:

- land acquired (fee interests), plus
- improvements acquired (owner and tenant), if any, plus
- damages, if any, minus special benefits (if any) equals:
- net damages, if any, plus
- cost to cure, if any, plus
- permits acquired, if any, plus
- easements acquired, if any, plus

- fees underlying PLO or section-line easements acquired, if any, plus
- any other interests acquired, if any, equals
- total market value of acquisition.

Market Data – see Market Data Selection Section earlier in this chapter.

Addenda

Attach any documentation or supporting data that may be pertinent to the report, including:

- Report of Contact with Owner;
- title report;
- specialty report;
- Special Instructions received from DOT&PF;
- legal opinions or references;
- cost-to-cure; and
- copies of:
 - zoning ordinances or restrictions;
 - subdivision covenants, conditions, and restrictions;
 - environmental or regulatory restrictions;
 - leases;
 - economic studies;
 - maps: subdivision, planning and zoning, floodplain, wetlands, etc.; and
 - exhibits: Design Study Report (Reference Project Description, and Environmental Analysis).

4.16. Temporary Permit and Easement Appraisals

4.16.1. Temporary Permits

If a temporary permit is obtained to construct an improvement for a landowner to facilitate the project, which results in a special benefit to the property (such as a driveway, stairway, walkway, or parking area outside the right of way), DOT&PF will not pay the owner. No appraisal is required, but an explanation of the betterment and its effect on the property should be noted in the permit. All other temporary permits require an appraisal or waiver valuation.

4.16.2. Temporary Easements

Prepare a waiver valuation or an appraisal, depending on the complexity of the valuation problem.

4.16.3. Procedures

Fully explain the term and purpose of the easement or permit, and describe the area involved before its imposition. Describe improvements within the permit or easement area, such as fences, landscaping, native or domestic shrubs, etc. DOT&PF will acquire improvements that are affected or relocate them if feasible. Support this decision by a cost-to-cure analysis, or as they contribute to the value of the whole property (see Sec. 4.13.1 and 4.18.2).

Discuss the specific rights that must be acquired for the project (the right to clear and keep clear vegetation, structural improvements, trees over 25 feet tall, etc.). Discuss what rights the owner will retain after imposition of the easement (parking, fencing, lawn and garden, erecting moveable sheds, etc.). Discuss the uses and marketability of the remaining property. If sales of easements are available, include these in the analysis.

Easement values are normally based on market rental rates for comparable properties, plus the value of any improvements acquired or relocated.

Discuss the value of the property before the easement or permit, as compared to its value after the acquisition, leading the reader to a logical conclusion.

4.17. Specialty Reports

Unless otherwise specified, all instructions in this section refer to the specialty appraiser (specialist).

A specialty report values items that require specialized experience or training to evaluate, such as an engineer's or architect's reconstruction cost estimates, valuation of specialty fixtures, unique equipment or machinery meeting the tests of a fixture, etc. Specialty reports need to identify items of real and personal property. Normally, simple cost-to-cure estimates or bids (well or septic replacement, fencing, sign moving, etc.) are not considered specialty appraisals. Follow accepted industry methods for grading and valuing the property, consider all appropriate forms of depreciation, and analyze the appropriate market for the items valued. Complete a [Certificate of Specialist Form 25A-R460](#) as described in Sec. 4.17.1.

4.17.1. Procedures

Complete the report as follows:

1. [Certificate of Specialist Form 25A-R460](#): The certificate serves specific requirements. The specialist must follow the language of this certificate. The date of valuation is the most recent date of site visit by the specialist.
2. Assumptions, Contingent and Limiting Conditions, and any special instructions received.
3. Description of the property, its operation, ownership, and location: a complete listing of all items, each described to the extent that it is affected. Identify items of real and personal property.
4. Statement of the purpose of the report and definition of value(s) or cost(s) reported (replacement or reproduction cost new, less depreciation, salvage value, cost to cure, etc.).
5. Statement of the problem to be solved by the specialist.
6. Photo pages.
7. Descriptive material (maps, charts, price lists, catalog pages, etc.).
8. Floor plan.
9. A narrative analysis and evaluation, showing the methods used to grade and value the property.
10. The data and analysis to substantiate and document the opinion of value(s) or cost(s).
11. The opinion of value(s) or cost(s) and the date of valuation.
12. Breakdown of the total, showing individual amounts for each item, such as material, labor, profit, and sales tax.

The review appraiser reviews the specialty reports for approval. The review appraiser then sends the reports to the Regional ROW Chief. The review appraiser also provides specialty reports to the appropriate appraiser(s) for inclusion in the appraisal report(s) as provided in this chapter.

4.18. Damages

4.18.1. General

Damages are a loss in value to the remaining property after a partial acquisition. They are measured by the mathematical difference between the value of the remainder after the acquisition, and the value of the remainder as a part of the whole before the acquisition. These damages may be mitigated by a cost to cure. The appraiser must fully explain the physical facts that cause the remainder to suffer damages and the market facts that justify the conclusion. As far as practicable, the appraiser must address compensation for each source of damages ([AS 09.55.310](#)).

4.18.2. Mitigation of Damages (Costs-to-Cure)

If the appraiser's analysis indicates that damages may be mitigated in whole or in part by a cost to cure, the appraiser must demonstrate that the cost to cure is economically justified. The cost to cure must be less than the identified damages. An improvement lying partially within the ROW to be acquired is considered acquired in total unless the appraiser can show that the improvement may be economically rehabilitated and its utility preserved. An acceptable method is a two-premise appraisal report assuming (1) no rehabilitation, and (2) rehabilitation (cost to cure) has been accomplished.

The appraiser must:

- show that the cost to cure is monetarily less than the damages that would accrue without it, or that it is required by local ordinance, State law, Federal law (such as the Americans with Disabilities Act), etc.;
- adequately document any such requirements in the body of the report; and
- obtain accurate, usable cost to cure estimates, their analysis, and how they are to be used.

DOT&PF requires written estimates to document cost-to-cure estimates over \$10,000. For cost-to-cure estimates below \$10,000, the appraiser may reference a verbal quote that specifies the vendor or estimator and the telephone number and address. When the appraiser can show a savings to the State, DOT&PF may negotiate for the purchase of property outside the ROW to be used in exchange for the required ROW to mitigate damages. The appraiser determines the

amount of savings, supported by confirmed factual cost data. Certain types of mitigations may not be allowed in legal actions. Work with the Regional ROW staff or Department of Law, as appropriate, on cost-to-cure questions involving legal matters.

4.18.3. Mitigation of Damages (Design Changes)

Construction items or alterations, modifications, or additions to design plans may provide a viable option to paying damages. An appraiser (or property owner through the appraiser) who identifies a possible design mitigation measure should make a written recommendation to the Regional ROW Chief, with value evidence or sound economic reasoning supporting the recommended changes.

4.18.4. Non-compensable Damages

Appraisal reports approved by DOT&PF must exclude compensation for damage items not compensable under Alaska Statutes or case law, and are therefore ineligible for Federal reimbursement as prescribed by [23 CFR 710.203\(b\)\(1\)](#), such as:

- annoyance and inconvenience suffered by the public in common;
- injury to business: loss of profits due to the necessity of moving the business and loss of profits due to interruption of business by reason of and during construction of the public improvement (if the type of business is an integral part of, and closely related to, the land itself, the nature and amount of business and the income from the business may be admissible, if the owner or appraiser can show it has a direct bearing on the value of the land);
- expenses for moving private and business personal property; or damages arising from the owner's inability to locate an acceptable substitute location;
- while an abutting owner has a right to ingress and egress, the loss of which will be compensated where there is either a physical injury to the property or impairment of access, the owner will not be compensated when DOT&PF, by proper exercise of the State's police power, installs traffic control devices and there results;
- rerouting or diversion of traffic;
- decrease in the amount of traffic on the highway;

- circuitry or impairment of travel caused by a divided highway;
- temporary impairment of access;
- loss of view;
- payment for illegal usage of the property, such as encroachments;
- generally, future plans for development; and
- in general, disregard damages that can be considered potential, speculative, remote, uncertain, and difficult to ascertain

(AS 09.55.310).

The facts of a particular case, when viewed in the light of current laws, may result in some items stated above being treated as compensable under State law.

Questions regarding non-compensable items should be directed to LAW.

4.19. Benefits

Value may be created or increased by a public improvement as follows:

- Project Enhancement: appraisers must disregard any increase in real estate values in advance of ROW acquisition created by knowledge of a pending public improvement;
- Special Benefits: a project-related value increase that is special to a specific property, and not enjoyed by the general public along the project; and
- General Benefits: consider as general benefits any benefits that are not special.

Alaska rule: The appraiser may use special benefits to the remainder only to offset damages to the remainder. If special benefits exceed damages, the landowner is still entitled to receive the full market value of the portion actually acquired (see AS 09.55.310).

4.20. Fixtures and Equipment

Identify and list in the appraisal report any fixtures and equipment to be acquired as real property (items intended to remain with the structure, built-in appliances, etc.). Base the value of fixtures and equipment on their contribution to the overall value of the property. The Relocation and Property Management Units handle personal property. For

complex or specialized items beyond the appraiser's training or experience, DOT&PF may contract with a recognized expert to produce a specialty report that is made available to all appraisers assigned to the parcel. The appraiser may secure a separate specialty report. The appraiser submits specialty reports to the review appraiser for approval. Include an analysis of the specialist's report within the text of the appraisal report. Do not arbitrarily adopt items or amounts shown by the specialist, but consider them for their effect on the property's value. Include the specialty report in the appraisal report regardless of the extent to which the report or its conclusions are used.

4.21. Tenant-owned Improvements and Leaseholds

If a legal tenancy is involved, appraise the leasehold interest. If the lease has a condemnation clause, submit the lease to LAW for a legal review of the compensability of the tenant's real property interests. Appraise improvements under the following two premises, disregarding any right or duty to remove them by the tenant. Consider the market value contribution to the whole property *based on the higher of the two premises*:

- market value of each item that contributes to the market value of the whole property. Depreciated replacement cost may be acceptable, if it can be demonstrated that the market responds in that manner. It is the market value of the entire property that is the standard of valuation (simply totaling the independent money values of its separate parts is an unacceptable technique); or
- market value of each item for removal or salvage (orderly liquidation value).

4.22. Uneconomic Remnants

An uneconomic remnant is a parcel of real property in which the owner is left with an interest after the partial acquisition of the owner's property, and which the agency determines has little or no value or utility (usefulness) to the owner. See 23 CFR 710.105 "Uneconomic remnant", 23 CFR 710.203(b)(7), 49 CFR 24.2(a) "Uneconomic remnant", 49 CFR 24.102(k), and Chapters 5 and 6. The agency must offer to acquire an uneconomic remnant to avoid leaving owners in a reduced economic position due to the project. When considering whether a remainder is uneconomic, consider any known meetings between the owner and DOT&PF during the pre-acquisition stage or with the acquisition agent; the owner's

comments, if any; regional or LAW recommendations; and appraisal issues. If the remainder is not uneconomic but the owner advises that the remainder has little or no value or utility, advise the agency and the authorized review appraiser.

For uneconomic remnants, include in the report the owner's comments concerning the utility of the remainder, if any; the analysis of value; and an allocation of value to the uneconomic portion.

4.23. Real Property/Personal Property

Identifying an item as real or personal property requires determining whether it constitutes a "fixture." The term "fixture" generally denotes an item of personal property that has become so annexed to land or buildings that it has become a part of the realty.

Identify the items considered to be real property as well as those major items identified as personal property in the appraisal report. See [49 CFR 24.103\(a\)\(2\)\(i\)](#).

For the purpose of this provision, items of no importance to the value still must be addressed by the relocation program, and the appraisal is the source document for identifying whether an item was purchased as part of the real estate or was excluded from the value set by the State.

The determination of whether personal property has become a fixture can be made by the combined application of the following tests:

1. Has there been a real or constructive annexation of the item to the realty?
2. Has the item been fitted or adapted to the uses or purposes of the realty to which it is connected?
3. Did the party making the annexation intend the item to become permanent part of the realty?

Pay particular attention to the second test since the purpose or use for which the item was annexed to the realty must be considered.

When questionable items such as machinery, equipment, appliances, etc. are involved, determine whether they are real or personal property. Document this in the report.

When the report is submitted to DOT&PF for review, the review appraiser should identify which

questionable items have been properly determined to be realty items.

Best practice is for the review appraiser to coordinate with the relocation agent assigned the parcel to be sure that the itemization clearly delineates the realty and the personality.

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5. Appraisal Review

- 5.1. Introduction
- 5.2. Appraisal Review Requirements
- 5.3. Review Process
- 5.4. Routing of Appraisals
- 5.5. Appraisal Reports for Condemnation

5.1. Introduction

Before the ROW agent begins negotiations, DOT&PF's review appraiser must conduct an appraisal review and establish a Recommendation of Just Compensation for each parcel to be acquired.

An appraisal review report shall be of sufficient detail, consistent with legal and professional requirements for format and documentation, to present a clear and accurate opinion of appraisal acceptability. DOT&PF requires the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#) be completed and submitted for each appraisal review.

The Recommendation of Just Compensation is referred to as the "Reviewer's Recommendation" or simply "Recommendation." For total acquisitions, just compensation is based on the Department's recommended (approved) appraisal and may be no less than the Department's authorized ROW review appraiser's recommendation. For partial acquisitions, just compensation is based on the Department's recommended appraisal of value, giving consideration to compensable (severance) damages and/or special project benefits (if any), and may be no less than the recommendation established by the Department's authorized ROW review appraiser. The minimum just compensation for any interest acquired by DOT&PF must not be less than the minimums established in Section 6.2.1 of this manual.

To make the Recommendation of Just Compensation and determine whether each appraisal is acceptable, a review appraiser must review all appraisal reports received by DOT&PF including both those commissioned by DOT&PF and those provided to DOT&PF through other means (such as appraisals performed for and provided by property owners). After review, the review appraiser shall identify each appraisal report as recommended (approved as the basis for the establishment of the amount believed to

be just compensation), accepted (meets all requirements, but not selected as recommended or approved), or not accepted (rejected) (see [49 CFR 24.104](#)).

An appraisal may be acceptable without being the recommended appraisal for the parcel. For example, if DOT&PF has requested two appraisals for the same parcel, both may be acceptable (correct format, use of correct forms, complete supporting data, etc.), but only one can be the recommended appraisal.

In addition to determining the Recommendation of Just Compensation, the review appraiser:

- provides technical assistance to DOT&PF, LAW (LAW), and other State agencies, and to staff and fee appraisers and review appraisers;
- acts as Headquarters' representative on appraisal or value-related issues;
- acts as the Headquarters' representative on project plans-in-hand inspections, appraisal contract selections, and appraisal plans; and reviews and recommends (approves) specialty reports; and
- administers contracts for review appraisers when the Statewide Real Estate/ROW Chief deems it necessary and provides permission to hire contract reviewers;

Additionally, the review appraiser:

- under [49 CFR 24.102\(n\)\(2\)](#) may not be unduly influenced or coerced regarding any valuation or other aspect of an appraisal, review, including for the purpose of justifying administrative settlements;
- may not be supervised or formally evaluated by a person functioning as a negotiator unless this requirement is specifically waived by FHWA under hardship to DOT&PF; and
- may not have any direct, indirect, present, or prospective interest in the property to be valued and is required to so certify when he/she signs the Certificate of Appraiser.

Unless otherwise specified, all instructions in this chapter refer to the review appraiser ("Reviewer") from the Statewide Appraisal and Review Group or

the contract review appraiser who has been assigned to the project.

5.2. Appraisal Review Requirements

For DOT&PF purposes, appraisers (including review appraisers) and estimators are divided into three classifications: staff, fee (contract), and specialty.

5.2.1. Pre-Appraisal Site Visit

Whenever possible a review appraiser should accompany the appraiser on a pre-appraisal site visit of the project and discuss any potential problems.

5.2.2. Review Appraiser Assignment

All appraisal reports, regardless of source, shall be timely transmitted directly to the Statewide Real Estate/ROW Chief, or delegate, who then assigns a review appraiser to each. Upon receipt, the review appraiser logs all appraisal reports on the appraisal review tracking system.

5.3. Review Process

5.3.1. Compliance Check

Check all mathematical computations in the appraisal report for accuracy; proofread the appraisal report, including for clarity and logic; check with the ROW agent for any concerns regarding credibility or outdated information; and complete the Conformance to Plans and the Appraisal Report Checklist as follows:

Conformance to Plans

Check the conformance of the appraisal report against the ROW plans by ensuring that the appraisal report reflects the following:

- accurate project number and parcel numbers;
- correct ownership;
- current ROW plans, design plans/profiles, and cross-sections;
- accurate areas;
- discussion of all encroachments; and
- existing easements, including identification of size, purpose, use, and interests.

Appraisal Report Checklist

Complete a [Narrative Appraisal Checklist](#)

[Form 25A-R510](#) for each report to ensure that all of the required items specified in Ch. 4 are included.

For contracted reports:

- check the report against the contract to ensure that all requirements (scope of work, special instructions, type of report, etc.) have been fulfilled; and
- if all applicable items in the checklist are present in the report, send a Recommendation for Payment of 75% to the ROW agent.

5.3.2. Post-Appraisal Site Visit

If feasible, conduct an onsite review of each assigned appraisal report and the comparable sales (with the appraiser if possible) as soon as possible after the appraisal reports are received. As part of the site visit, take the following actions:

- identify the scope of available data on the project, including relevant appraisals and comparable sales;
- perform spot checks to confirm the accuracy of sales data and the descriptions of both the subject and comparable sales;
- become familiar with zoning, local ordinances or codes, regional requirements, etc. to evaluate the appropriateness of the appraiser's analysis;
- conduct an overview of area and neighborhood economic trends;
- for a partial acquisition, examine cross sections and plans to thoroughly consider the effects of access, drainage, topography, design features, etc. on potential damages or benefits; and
- conduct spot check interviews of landowners, neighbors, assessors, real estate professionals, recording officers, media, previous owners, local appraisers, or other interested parties as necessary.

If it is not feasible to conduct a site visit, place a written explanation for reasons in the project file (for example: "The appraisal is uncomplicated and involves small amounts of money"; "There are no significant improvements"; or "The review appraiser is familiar with the subject and comparable data from prior inspections.").

5.3.3. Review of Appraisal/Appraisal Report

Analyze all aspects of the appraisal report. When reviewing a specialty report, disclose any training and

experience limitations you may have and consult with appropriate technical specialists as necessary.

During the review, answer the following questions:

1. Are the sales or market data used comparable to the property under appraisal?
2. Does the appraisal represent current value, or current in the context of market conditions that existed on the effective date of the appraisal?
3. Does the report include accurate information?
4. Does the report contain sufficient pertinent data to value the property adequately? Are all pertinent data incorporated in the analysis?
5. Are adjustments to the data supported, proper, and consistent?
6. Does the analysis of the data result in logical conclusions? Are the conclusions appropriate, fair, and reasonable?
7. Does the appraisal conform to acceptable appraisal methods, procedures, and techniques?
8. Does the appraisal conform to DOT&PF requirements?
9. Does the appraisal include all applicable approaches to value? If not, is there an adequate explanation why an approach was not used? Is each approach adequately supported?
10. Has the appraiser considered all compensable items, including damages and benefits, and excluded items considered non-compensable under Alaska law, or considered ineligible for Federal participation?
11. Does the appraisal identify or list:
 - a. All affected buildings, structures, and other improvements?
 - b. Fixtures considered a part of the real property acquired or damaged?
12. Does the appraisal give appropriate, fair, and reasonable treatment to tenant-owned improvements? Is there an allocation of fee-owned and tenant-owned interests?
13. Are opinions based on sound reasoning and explanations?

14. Has an uneconomic remnant been created in the remainder?

15. Is the value conclusion consistent with other appraisals of similar properties submitted to the Statewide Appraisal and Review Group? If not, why?

16. Is the number of appraisals adequate?

If the scope of work includes special instructions for the appraiser, consult with the Regional ROW Chief and the appraisal supervisor or DOT&PF's counsel to determine whether the appraiser properly followed the instructions.

Consider any information available for the parcel and similar properties in close proximity, including DOT&PF waiver valuations and recommended appraisals, appraisals submitted by property owners, etc. Consider any relevant data that are not included in the appraisal, such as unreported sales, general economic indicators and trends, changes in development patterns, and physical or social factors that may affect the site or neighborhood, etc.

5.3.4. Request for Corrections, Revisions, Explanations, or Supplements; Unacceptable Appraisals

If the Reviewer cannot accept the appraisal because of errors or insufficient documentation or analysis that may affect value conclusions, contact the appraiser and request additional consideration. Note minor errors and give the appraiser the opportunity to make adjustments.

If there is data that may affect value that is not included in the report, provide it and request further consideration. The appraiser will either supplement the appraisal report or provide written documentation to support a decision not to use the data.

Give due deference to the appraiser's opinions. Refer any unresolved differences of opinion on value-related technical appraisal issues to the appropriate Regional ROW Chief and staff for action. Document all reasons for not being able to accept the appraisal.

5.3.5. Findings of Unacceptability

An appraisal is unacceptable if it does not meet the standards of this manual or is inconsistent with the Uniform Standards of Professional Appraisal Practice, and if reasonable efforts to obtain corrections, supplements, or revisions are ineffective.

Justifications for unacceptability include, but are not limited to:

- inadequate research, investigation, or interpretation of market facts has led to unsupported conclusions;
- the appraisal incorrectly used recognized methods and techniques necessary to produce a credible appraisal; or
- analyses, opinions, or conclusions are misleading.

Consider all necessary explanations, corrections, revisions, or supplements before issuing the Recommendation of Just Compensation. For an unacceptable appraisal, retain file notes until settlement or project certification, whichever is later.

Document all changes in the original reports and retain them in the parcel file until settlement or project certification.

Send written notification with the reasons for unacceptability of an appraisal and a recommendation for nonpayment to the Regional ROW Chief for action. The contracting officer makes the decision on whether to withhold payment.

5.3.6. Corrections and Changes to the Appraisal by Review Appraiser

Make pen and ink corrections of any minor mathematical or structural errors if they don't affect the final conclusion of value. Initial and date each correction.

Include in the appraisal any changes for revised areas, minor design changes, delays between the effective date of the appraisal and Recommendation of Just Compensation dates, etc. by initial and date, if the appraiser is unable to make these changes within a reasonable time. Attach to the appraisal written support for any changes.

5.3.7. Request for Additional Appraisal

It may be necessary to request an additional appraisal, if:

- original appraisal fails to meet minimum standards;
- there is an unresolved divergence among appraisers concerning value or interpretation of data; or
- Reviewer deems it necessary.

Coordinate the justification for an additional appraisal with the Regional ROW Chief, who has the ultimate authority to authorize additional appraisals.

5.3.8. Review Appraiser May Establish Independent Value

If an appraisal has inadequate support for the Recommendation of Just Compensation and it is impractical to obtain an additional appraisal, maintain additional documentation to support an independent value. The valuation must reflect the Reviewer's independent analysis and conclusions and meet applicable DOT&PF standards, criteria, or specifications. This valuation then becomes DOT&PF's recommended appraisal.

5.3.9. Uneconomic Remnants

Uneconomic remnants shall be identified, considered, documented, and allocated separate values in the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#). Consider owner comments, if any, regional or LAW recommendations, and appraisal issues, which shall be included in the appraiser's report. See Chapters 4 and 6.

Show the value of any uneconomic remnant on the right-hand side of the Recommendation of Just Compensation within the allocation section of the form and include it in the Federal participation section of the form. Do not add it to the value, since it may reflect the use of the property rather than its value.

5.3.10. Basis for Just Compensation

In the basis section of the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#), include a discussion of any significant divergence on parcels with more than one appraisal. If an adjustment to the appraiser's value is warranted, support and document its reasons. The review appraiser may round the sum of the components (land, buildings, and damages) and the total to an amount not less than the recommended appraisal.

5.3.11. Documenting the Recommendation of Just Compensation

Prepare the Recommendation of Just Compensation in an objective, independent, and unbiased manner, and document this by placing a signed and dated statement [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#).

Compensation Form 25A-R505 in the file setting forth the following:

1. The Recommendation of Just Compensation, concluded to a rounded amount not less than the recommended appraisal, allocated to show:
 - a. value of the land to be acquired;
 - b. value of major improvements to be acquired (tenant-owned and owner);
 - c. value of easements, permits, underlying fee, etc. to be acquired;
 - d. cost-to-cure items;
 - e. net damages;
 - f. special benefits; and
 - g. uneconomic remnants, if appropriate.
2. An acknowledgment that the Recommendation of Just Compensation may be used in connection with a Federal-aid project, when appropriate and, if so, a list of any amounts in the Recommendation of Just Compensation that are ineligible for Federal reimbursement as prescribed by [23 CFR 710.203\(b\)\(1\)](#). Ineligible items are listed in Ch. 4.
3. A statement that a site visit of the parcels to be acquired and the comparable sales was conducted, or the reasons a site visit was not conducted.
4. A statement that includes all of the following:
 - a. Reviewer's compensation is not contingent on the results of this review;
 - b. Reviewer will not benefit in any manner from the acquisition of the property being appraised; and
 - c. Reviewer has no direct, indirect, present, or prospective personal interest in the property.
5. A statement that the review appraiser arrived at the Recommendation of Just Compensation as a result of independent, personal, unbiased professional analysis, opinions, and conclusions, based upon a technical review of the appraisal and

other available factual data, without collaboration or direction.

5.3.12. Revisions to the Recommendation of Just Compensation

If additional value information becomes available to the region or LAW after the review, update or revise the Recommendation of Just Compensation at any time before settlement on a separate [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#), indicating that it is a revision. If LAW has filed a formal condemnation action, confer with the attorney assigned to the matter.

5.4. Routing of Appraisals

Chain of custody is particularly important to maintain the integrity of the valuation and credibility of the agency, avoiding any appearance of improper or prohibited influence on the appraiser or reviewer. In addition, this is critical for litigation to ensure that the records are maintained and the official reports are made available to LAW for their reliance.

Appraisers shall deliver valuations directly to the authorized review appraiser. Appraisals performed for third parties (such as owners or opposing counsel), shall be delivered immediately upon the agency's receipt to the Statewide Real Estate/ROW Chief or Statewide Appraisal and Review Group's authorized review appraiser for the project.

After the review, if there have been any changes to the original appraisal, request changed pages and identify the original pages as "VOID," or clean copies (with original photographs, fully corrected, supplemented, or revised) of the recommended appraisal report from the appraiser. The number of clean copies will be determined by the fee appraiser contract or by LAW. Send the accepted or recommended report and the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#) to the appropriate Regional ROW Chief and a copy of all required deliverables to the contract manager for file retention.

5.4.1. File Retention Schedule

The Statewide Appraisal and Review Group manages appraisals and appraisal reports and maintains the official files in accordance with the retention schedules set forth in USPAP. This Group retains the following files through parcel settlement, project certification or, if condemnation or litigation is involved, through final judgment and until the applicable retention schedule compliant with USPAP

and the Uniform Act are exhausted. The following files are retained in compliance with Federal requirements:

- original appraisal report;
- all revised or corrected appraisal pages;
- original and revised comparable sales data and project books;
- all correspondence;
- copy of the [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#);
- copy of the appraiser's contract or assignment; and
- waiver valuations provided for projects using both appraisals and waiver valuations.

5.5. Appraisal Reports for Condemnation

When a new or revised appraisal is obtained by or for LAW, the appraisal must first be reviewed if it is to be used as a basis for settlement. To facilitate timely review, LAW should inform the regional and Headquarters' offices of the dates of masters' hearings or trials and of new or amended appraisal contracts when they are not the contracting office.

Report the findings, comments, and recommendations of the review directly to the attorney assigned to the matter and seek corrections in coordination with LAW. Maintain the strictest level of the attorney-client relationship, and mark and treat all correspondence, including comments about the appraisal, as CONFIDENTIAL - ATTORNEY-CLIENT COMMUNICATION. Keep all correspondence with LAW in a separate but related file.

Review opposing appraisals in coordination with LAW. Advise LAW of the strongest aspects of a valuation witness' report, and which aspects DOT&PF may successfully challenge.

If additional value information becomes available after the case is filed, consult with LAW to discuss updating or revising the Recommendation of Just Compensation before settlement.

Upon conclusion of the review process, do one of the following:

- issue a new or revised Recommendation of Just Compensation based on the date of acquisition as established by the court;
- advise LAW that the appraisal is unacceptable and document the work file in accordance with USPAP; or
- if the appraisal is not required to be recommended as the basis of value (that is, neither a revision of, nor a replacement for, the recommended appraisal), discuss findings with LAW and document in the file that the appraisal was reviewed before use in a condemnation action.

After settlement, LAW should send a copy of the Settlement Report to the Statewide Appraisal and Review Group.

5.6. Administrative Consistency Spot Checks for Waiver Valuations

When both appraisals and waiver valuations are used for acquisitions on a project, the authorized review appraiser shall perform an administrative consistency spot check on the waiver valuations. This is not an appraisal review and does not adhere to USPAP. The intent is to make a cursory viewing of a representative sampling of waiver valuations to check for consistency with the appraisals. The intent of this risk management tool is to ensure that property owners across the project are fairly compensated and provide the agency an opportunity to avoid concerns of inequitable treatment of property owners across a project. In the event that the review appraiser identifies potential inconsistencies, notify the Statewide Real Estate/ROW Chief and the ROW agent. There may be justifiable reasons for apparent inconsistencies and it is the responsibility of the Region to take action as the Regional ROW Chief deems necessary and appropriate under the Uniform Act.

6. Acquisition

- 6.1. Introduction
- 6.2. Preparations Before Acquisition
- 6.3. Ownership Types, Representation, Notice, Record and Method of Contact
- 6.4. Approval for Acquisition
- 6.5. Initiation of Negotiations
- 6.6. Right of Entry
- 6.7. Archaeologically Significant Sites
- 6.8. Early Acquisition

6.1. Introduction

The agency is responsible for securing property rights necessary to certify a project in a timely manner. The acquisition process is comprehensive and often complex. There are several considerations, some of which affect the entirety of the project, and require decisions before first contact is made with owners and occupants. ROW agents must ensure early and consistent coordination with multiple groups to facilitate timely procurement, valuation, negotiation, relocation, and conveyance efforts.

6.1.1. Public Trust

All acquisition discussions are directed toward just compensation, fair to both the property owner and the agency; that every courtesy, consideration, and patience is extended the property owner, and that the property owner feels confidence and respect toward the agency and its employees. All offers shall represent the best and most current opinion of fair market value as determined through sound, approved appraisal, review, and acquisition practices.

DOT&PF encourages “acquisition in person” as the procedure for all acquisitions. However, when not feasible, owners can be contacted by telephone with a package of information immediately mailed to them by certified mail, return receipt.

6.1.2. Expedited Acquisitions

In accordance with [49 CFR 24.101](#) and [§24.102](#), the agency shall make all reasonable efforts to expedite real property purchases by voluntary, negotiated agreement with owners, to minimize litigation, and to promote public confidence in the agency’s acquisition program.

6.2. Preparations Before Acquisition

When assigning projects and acquisitions to personnel, consider staff availability, existing and projected workload, and conflict of interest provisions, as well as availability of competent professional contractors and timing (especially for procurement processes). Consultants may be used to perform some or all of the acquisition and negotiation functions (or other tasks) performed by ROW agents.

6.2.1. Deciding Whether to Employ the Acquisition Incentive Program

The Acquisition Incentive Program is intended to reduce project time and potentially costs by offering property owners an incentive above the approved just compensation for timely acceptance of the offer to acquire their property. See Acquisition Incentive section in this chapter for more information.

6.2.2. Conflict of Interest

The overall objective of [49 CFR 24.102\(n\)](#) is to minimize the risk of fraud, waste, and abuse while allowing agencies to operate as efficiently as possible. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.102\(n\) Conflict of interest](#)”.

No person shall attempt to unduly influence or coerce an appraiser, review appraiser, or waiver valuation preparer regarding any valuation aspect of an appraisal, waiver valuation, or review of appraisals or waiver valuations. Persons functioning as negotiators may not supervise or formally evaluate the performance of any appraiser, waiver valuation preparer, or review appraiser performing appraisal and appraisal review work. Nor may the ROW agent assigned to prepare a valuation of the parcel also conduct any acquisition or negotiation activities on that parcel, except where expressly provided later in this section. See [49 CFR 24.102\(n\)](#) and Ch. 4.

Allowing appraisers as subcontractors is strongly discouraged. Review appraisers are prohibited from acting as subcontractors, except in a review appraiser prime contract where another review appraiser is subcontracted and authorized.

To minimize situations where administrative costs exceed acquisition costs, [§24.102\(n\)\(3\)](#) provides an exception that the same ROW agent that performs a waiver valuation may also negotiate that acquisition,

if the offer to acquire the property is \$15,000 or less. Agencies or recipients are not required to use those who perform a waiver valuation to negotiate the acquisition.

For non-complex valuations of acquisitions between \$15,000 and \$35,000, the FHWA Division Office has authorized DOT&PF the use of waiver valuations (Tier II) under two conditions:

- the agency offers the property owner the option of having the agency appraise the property; and
- the waiver valuation preparer will not also act as the negotiator.

Note that though the Federal agency may also approve the use of waiver valuations for acquisitions from \$35,000 to \$50,000, DOT&PF has not yet developed and adopted a compliant review process for this tier, and as such, it is not available for use at this time. At this level, the waiver valuation preparer is not permitted to also negotiate the acquisition for the parcel. See [49 CFR 24.102\(c\)\(2\)\(ii\)\(D\)](#), Valuations section in this chapter, and Ch. 4.

While many qualified and authorized real estate professionals may perform waiver valuations, only the Statewide Appraisal and Review Group are delegated to provide appraisals and appraisal reviews including administrative consistency spot checks on projects using both waiver valuations and appraisals.

Appraisals, including those under \$15,000, must be formally reviewed. See [49 CFR 24.102\(c\)](#), [§24.102\(n\)](#), [Appendix A to Part 24](#), [Title 49](#), and Chapters 1, 4, and 5.

6.2.3. Contracting Consultants

The ROW Chief assesses staffing needs and recommends to the Preconstruction Engineer whether to hire consultants to supplement ROW staff. The extent of consultant use and level of responsibility will be detailed in the consultant contract. Consultants are required to follow the policies and procedures detailed in this manual.

When it is necessary to update or add appraisals, work with the Statewide Appraisal and Review Group as early as possible to request contract amendments.

6.2.4. Preparing for First Contact

Before reaching out to make first contact with property owners and occupants, the ROW agent, with

support from the project team, must be familiar with and able to express the following:

- the role of the agency and its acquisition functions;
- the necessity for the proposed project; and
- project design and how the proposed project will affect the property.

During the course of acquisition discussions, remember that the agency has the duty to balance the interests of the public and the rights of the property owner and occupants. Exercise care at all times, particularly if the property owner may be unfamiliar or inexperienced in real estate transactions and real estate values. Conditions or characteristics of the property that were not available to be considered in the appraisal shall be fully considered and evaluated before acquisition of the property is continued.

Title VI Non-discrimination Program Compliance

If a translator is needed, work with the agency's Civil Rights Office (CRO) to select a translator with whom the owner is comfortable. ROW staff must also consult with the agency's [Title VI Non-discrimination Program Plan](#) to ensure the various appendices for contracts and deeds under [USDOT Order 1050.2A](#) are included as required. See <http://dot.alaska.gov/cvrlts/forms.shtml#titleVI>. In addition, the ROW agent assists CRO in distributing Title VI (Civil Rights) Acquisitions Survey (Ex. 6-8) after acquisition. See also Civil Rights Survey section in this chapter.

6.2.5. Document Preparation

The ROW agent will ensure that compliant forms are used to document property management and transfers. There are various approved forms provided throughout this manual and on the [Alaska DOT&PF Right-of-Way website](#).

Before the ROW agent's contact with the property owner to initiate negotiations, assemble the following:

1. Valuation (estimate of just compensation), including one of the following:
 - a. approved [Waiver Valuation Form 25A-R420](#); or
 - b. recommended appraisal and [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#).

2. ROW plans and design plans;
3. current (within past six months) [Title Search Report Form 25A-R305](#) (or equivalent);
4. Summary Statement and Offer to Purchase Letter, as described later in this section (Ex. 6-1);
5. [Acquisition Incentive Program Form 25A-R604](#), if approved for use on the project;
6. [Memorandum of Agreement Form 25A-R605](#) as described later in this section;
7. Deed and/or other conveyance document with legal descriptions and plats discussed in the Conveyance and Related Documents section of this chapter and Exhibits 6-5 through 6-7;
8. [Purchase Voucher Form 25A-R682](#);
9. [Record of Contact Form 25A-R685](#), or a document containing the same information);
10. Acquisition and Relocation Brochures; and,
11. If \$600 or more, IRS Form W-9 (Request for Social Security or Tax ID Number) (the property owner must complete the IRS forms) or [Substitute Form W-9 Taxpayer Identification Number Verification](#).

The title search will identify the individual or corporate ownership of the property.

The completed acquisition document package needs to be reviewed by the ROW negotiations and acquisition supervisor before presenting to the property owner.

Memorandum of Agreement (MOA)

The [Memorandum of Agreement Form 25A-R605](#) is the contract of sale between the agency and the property owner. Each grantor or tenant must date and sign the MOA in ink.

The MOA should contain information on the land and improvements acquired, damages, total compensation due the owner, and any terms and agreements.

Conveyance and Related Documents

The deed to DOT&PF should, whenever possible, be a general warranty deed for a fee simple interest (see [AS 34.15.030](#)). In some cases when a fee simple interest cannot be acquired, a permanent easement may suffice though it is not the policy of DOT&PF to acquire easements in lieu of fee simple interests

merely for convenience. Refer to [AS 09.55.230](#) discussed in Sec. 6.3.13.

All parties with an interest in the property need to execute the instrument. Conveyance and related documents can also be found on the DOT website at: http://www.dot.state.ak.us/stwddes/dcsrow/pop_rowmainual.shtml.

Include the following in each conveyance document:

1. grantor's name (typed); show the name of the grantor exactly as it appears on the document that gave the grantor title. If differences appear, clearly identify the principals with an "AKA" (also known as) or "Nee" (maiden name);
2. grantor's legal capacity (executor, attorney-in-fact, guardian, etc.);
3. vesting (husband and wife, a single person, Alaska corporation, etc.) or how property is deeded;
4. grantor's mailing address;
5. amount of the consideration or a notation that consideration is exchanged; for example, "\$10 and other valuable consideration";
6. legal description;
7. project and parcel number;
8. page number for each attached plat;
9. area of the acquisition;
10. reservations or exceptions approved by DOT&PF (if land is to be conveyed subject to certain rights, such as easements or mineral rights, note those rights in the conveyance document; frame the document to convey all of the grantor's rights, title, and interests subject to those rights unless the MOA expressly provides otherwise);
11. other rights acquired by the agency such as access control, etc.;
12. date the grantor signs the document; if numerous grantors are involved, the date of conveyance is the date of the final signature (add as many additional notary blocks to the form as necessary to accommodate persons signing on different dates); all signatures must be acknowledged; and
13. Access Control Clause (if portions of the access control clauses must be changed, carefully

combine clauses in the deed so that the intent of the deed is not changed. Request legal advice, if necessary, through the acquisition supervisor).

Access Control

Use the following special warranty deeds to prepare deeds for controlled access facilities when only a portion of a property is acquired:

Use [Warranty Deed \(Standard/Partial Property/Controlled Access Without Frontage Road\) Form 25A-R615](#), [Warranty Deed \(Corporate/Partial Property/Controlled Access Without Frontage Road\) Form 25A-R622](#), or if the entire ROW is to be controlled access, [Warranty Deed \(Standard/Partial Property/Controlled Access With Frontage Road\) Form 25A-R618](#). Use the first two forms where no frontage road is provided and the other two where a frontage road will be built. If there is to be an opening, designate to which highway or roadway access is reserved and between specific engineers' stations ("...said highway" "B Avenue," "4th Street").

Use [Warranty Deed \(Standard/No Taking/Controlled Access\) Form 25A-R619](#) or [Warranty Deed \(Corporate/No Taking/Controlled Access\) Form 24A-R624](#) if there is no take area and only the access rights are to be acquired. Include access rights in all instruments necessary to clear the title. Modify the usual access clause as necessary to fit the situation. An example is:

“...the undersigned mortgagees do further release and discharge from the lien of said mortgage any and all rights or easements appurtenant to the remaining property...”

If acquiring an entire property for a controlled access facility, use [Warranty Deed \(Standard/Total Property\) Form 25A-R613](#) or [Warranty Deed \(Corporate/Total Property\) Form 25A-R621](#).

Acknowledgments

Acknowledgments must be signed and sealed in accordance with [AS 09.63.100](#). All grantors and their spouses must sign the document in ink exactly as their names appear (as grantees) in the conveyance to them. Use “AKA” or “Nee,” as appropriate. Add as many additional notary blocks to the form as necessary to accommodate persons signing on different dates.

If a corporation executes the document, it must be signed in the full and correct name of the corporation by its duly authorized officer or officers, sealed with

the corporate seal, and attested. The acknowledgment must specify the official designation of the corporate officers. The deed must be accompanied by a copy of the resolution authorizing the conveyance to the agency.

If the document is executed by an attorney-in-fact, it must meet the following criteria:

- be signed in the name of the principal by the attorney;
- be properly acknowledged by the attorney as the free act and deed of the principal; and
- be accompanied by the original or a certified copy of the power of attorney in force at the time of its exercise, if there is not a prior recorded power of attorney in the appropriate recording district.

Organizations such as associations, clubs, and municipalities must have the appropriate acknowledgment attached to the deed, accompanied by a resolution authorizing the conveyance to the agency.

Exceptions in Deeds

A property owner may refuse to execute a warranty deed due to reservations in the owner's, or previous owner's patent, or from previous deed reservations. If this occurs, amend the warranty deed after consultation with the acquisition supervisor.

Utilities

In partial acquisitions, ensure that any affected utilities will be relocated or replaced. Set a completion date for utilities replaced by the owner.

Purchase Voucher

The [Purchase Voucher Form 25A-R682](#) is the method of payment from DOT&PF to the property owner. Fill it out to the extent that information is available.

Summary Statement and Offer to Purchase Letter

In accordance with [49 CFR 24.102\(e\)](#), the Summary Statement and Offer to Purchase Letter (Ex. 6-1) must include:

- (1) A statement of the amount offered as just compensation. In the case of a partial acquisition, the compensation for the real property to be acquired and the compensation for damages, if any, to the remaining real property shall be separately stated.

- (2) A description and location identification of the real property and the interest in the real property to be acquired.
- (3) An identification of the buildings, structures, and other improvements (including removable building equipment and trade fixtures) which are included as part of the offer of just compensation. Where appropriate, the statement shall identify any other separately held ownership interest in the property, *e.g.*, a tenant-owned improvement, and indicate that such interest is not covered by this offer.

See [49 CFR 24.105](#).

6.3. Ownership Types, Representation, Notice, Record and Method of Contact

As soon as feasible, the agency shall make all reasonable efforts to make written notification to the owners and occupants (or designated representatives) of the real property interest the agency intends to acquire. The agency shall also explain the required basic protections provided to the owner and explain its acquisition policies and procedures. See [49 CFR 24.5\(d\)](#), [§24.102](#), [§24.203](#), and [Appendix A](#), section [24.102\(b\)](#).

Determine that the person the agency intends to contact has the authority to negotiate or convey the property to the agency. If ownership differs from that shown on the title report, notify the appropriate persons for necessary changes to the title report, ROW plans, and other documents.

6.3.1. Corporate Ownership

Determine which officers are authorized to convey property and act in the corporation's behalf by requesting a copy of the corporation's articles of incorporation and bylaws for the files. If necessary, secure a corporate resolution authorizing conveyance of the property to the agency. See Document Preparation section in this chapter for a list of conveyance documents and forms for corporate use.

6.3.2. Owners with Common or Community Areas

In the case of condominiums and other types of housing with common or community areas, notification should be given to the appropriate parties. The appropriate parties could be a condominium or homeowner's board, a designated representative, or all

individual owners when common or community property is being acquired for the project.

6.3.3. Leasehold Interests

During the pre-appraisal contact, determine if there are any buildings, structures, or other improvements located upon the parcel to be acquired which are held by a lessee. A title examination may help determine if there is a recorded property lease. Often there may only be a memorandum of lease or the leases may not be recorded at all. Request copies of all leases and agreements that may be unrecorded.

When a lease is disclosed, the agency deals separately with the leased fee owner (lessor) and lessee (leaseholder) to value and acquire their separated interests.

The agency will make separate offers to the holders of each legally recognized leasehold interest and to owners of the underlying fee interests, identifying the property to be acquired in each. There must be a clearly separate and defined leasehold interest that can be distinctly appraised separate from the fee interest. DOT&PF will not be expected to attempt separate negotiations when the various interests cannot be clearly defined. The value of the leased fee and leasehold interests can only be estimated after the terms and conditions of the lease are determined.

Carefully review the lease documents for "condemnation clauses" or any provisions addressing eminent domain. These clauses often dictate the formula to be used in determining how much should be paid to the lessee. The interest acquired in any leasehold or tenant-owned improvement may not be less than the interest acquired in the underlying fee, regardless of the terms of the lease. See Existing Interests to be Extinguished section in this chapter.

6.3.4. Split Estate Lands and Subsurface Easements

Split estate lands acquired adjacent to most communities are generally owned by the ANCSA village corporation (surface) and the ANCSA regional corporation (subsurface). DOT&PF makes offers based on the fee value of the combined surface and subsurface estates. DOT&PF does not divide estate values to split payments between surface and subsurface owners. Property owners are responsible for negotiating and dividing the compensation amongst themselves without DOT&PF's involvement.

Note that if there is significant value in sand, gravel, minerals, or other such resources, the appraisal should consider this in the analysis of highest and best use and other valuation principles. It may be helpful to include this in the appraisal scope. See Ch. 4.

For Administrative Settlements involving these types of interests, the same unit value must be presented in a written counteroffer from both corporations.

DOT&PF often ends up with a different quality of interest in the two different estates. While DOT&PF occasionally obtains deeds for subsurface interests, subsurface easements are more commonly obtained.

Subsurface easements come in two forms. First, those that are part of split estate acquisition (compensable) are adequate title if they convey material rights and sub-lateral, subjacent support to the DOT&PF facility. Secondly, there are also subsurface easements, generally titled Non-Development Covenants, that protect DOT&PF facilities where only an ANSCA surface estate is held.

6.3.5. Owner of a Restricted Native Allotment or Town-Site Lot

If the land being acquired is a restricted Native allotment or town-site lot, the Bureau of Indian Affairs (BIA) approves the conveyance with each owner's consent. Notify BIA, or the Tribal Service Provider that provides real estate management for the land. BIA's Alaska Title Services Center can advise which entity to contact for a particular tract of land. Make this contact as early as possible since BIA has its own mandated procedures that are time consuming.

The requirements for obtaining a ROW ([25 CFR 169](#)) differ from those for acquiring a fee interest in restricted land ([25 CFR 152](#)). BIA or the Tribal Service Provider can provide instructions for each process.

6.3.6. Acquisition from Federal and State Agencies, Including Native Interests through BIA

For lands administered by the Army, Air Force, Navy, Veterans Administration, and General Services Administration, apply directly to those entities.

For restricted lands administered by BIA, contact BIA or the appropriate service provider to determine the process for the interest the agency is acquiring. For more information see [25 CFR 169](#) – Rights of Way Over Indian Lands.

For lands administrated by the National Park Service (NPS), the method is mutually determined after meeting with representatives of the NPS.

Applications under the authority of the Federal Land Policy Management Act (FLPMA) (Pub. L. 94-579, October 21, 1976) fall under Title V, 90 Stat. 2776 ([43 USC 1761](#)).

Applications to BLM and USFS

Sec. 317 Transfers

FHWA is authorized to appropriate and transfer to DOT&PF certain public lands owned by the United States and managed by the Bureau of Land Management (BLM) or the U.S. Forest Service (USFS) under the 1958 Highway Act ([23 USC 107](#) (d) and [23 USC 317](#)) for the following purposes for Federal-aid highways (commonly referred to as Sec. 317 Transfers):

- ROW;
- sources of materials for construction or maintenance;
- maintenance and stockpile sites; and
- roadside and landscape development.

Allow sufficient lead time for processing and issuing rights of way or material sources, which can take several months to complete.

Rights of way for utility relocation and, in some cases, trails or pathways are not covered by the above authorization. Apply for them using Standard Form 299. DOT&PF may also apply for highway ROW using this form.

The following sections outline the procedures for a Sec. 317 transfer.

Preliminary Meeting

Arrange a preliminary meeting with the agency head as soon as DOT&PF is aware of the need for the ROW or material site.

Appropriation Request

The Regional ROW Chief must make a written request for appropriation to FHWA [see suggested format Ex. 6-2 Sample Appropriation Request Letter (BLM)] or Forest Service [(see suggested format

Ex. 6-3 Sample Appropriation Request Letter (Forest Service)] and include the following:

- statement that the public land is essential for the ROW for the project;
- statement as to whether the land is under selection from the State or a Native corporation. If it is, include a letter of non-objection from the selecting agency;
- copy of the approved Environmental Document; and
- copy of the plat, which must include or have attached the signed Applicant's Certificate (Ex. 6-4); and
- legal description.

Materials Sources on BLM Property

Include a Mining and Reclamation Plan that consists of a map, plat, sketch, or aerial photograph showing the following:

- area applied for and its identification;
- area to be disturbed, including stockpile area;
- existing and proposed access; and
- names and locations of major topographic and known cultural features.

Mining Plan

Include the following:

- description of proposed methods of operation;
- periods of operation, including starting date;
- description of measures to prevent hazards to public health and safety and unnecessary degradation;
- cross-section diagram showing pit design and original ground level;
- screening methods (if possible); and
- volume required.

Reclamation Plan

Describe the proposed manner and time to complete rehabilitation, including re-vegetation methods, grade of back-slopes, backfill methods, and a map, plat,

sketch, or aerial photograph showing the area to be reclaimed. Recommend future use.

Letter of Consent

The agency issues a letter of consent to FHWA including any special stipulations. FHWA sends a copy of the letter to the Regional ROW Chief.

Transfer of Use Rights

The Regional ROW Chief reviews the letter of consent and proceeds with construction. After construction:

- the Regional ROW Chief must prepare a Highway Easement Deed for a highway right of way or a material source on BLM property (Exhibits 6-5 or 6-6). Use USFS Highway Easement Deed (Ex. 6-7) for Forest Service property. Include in the deed as built plans and any additional stipulations from the letter of consent for the transfer to the agency;
- LAW reviews the deed for legal sufficiency and signs the appropriate space on the deed, then returns the deed to the Regional ROW Chief, who transmits it to FHWA);
- FHWA must return the signed deed to the Regional ROW Chief for recording; and
- the region provides a copy of the recorded deed to the agency from which the property was appropriated.

FHWA administers the ROW or materials site grant as a nonexclusive right, subject to the reservation of leasable or salable minerals to the United States.

Termination

The appropriation terminates if either of the following occurs:

- DOT&PF has not begun construction or use of the materials for highway purposes within 10 years (or less, if agreed upon between FHWA, the other U.S. agency (USFS or BLM), and DOT&PF).
- DOT&PF notifies FHWA that the need for the ROW or materials no longer exists and the lands have been acceptably rehabilitated.

Applications Made to the BLM Town-site Trustee

The Regional ROW Chief must make the request directly to the town-site trustee and must also request issuance of a Trustee Deed.

Special Use Permit Applications Made to USFS

Special Use permits are for materials sources, utilities relocation, trails, or pathways, or when the property is needed only for a short term such as restoration work on a slide, etc. Depending on the size and complexity of the project, allow at least 90 days' lead time for processing and issuing USFS permits. If possible, meet with the USFS District Ranger before or at the time of the application to discuss the project. Follow these procedures:

1. Submit the required number of copies of the application to the appropriate USFS office.
2. Prepare a legal description to accompany Special Use Permit applications. For materials sources, describe the area of the materials source and the haul road by metes and bounds.
3. Support each copy of the Special Use Permit application by a plat or map adequately showing the area to be acquired.
4. Obtain the estimated cost and estimated time to begin and complete the construction project and include this information on the Special Use Permit application.
5. Make available a copy of the Environmental Document, plus any further supporting documents such as U.S. Army Corps of Engineers permits, etc.

6.3.7. Applications to BIA for Trust or Restricted Lands

Allow at least 24 months for the processing and granting of BIA rights-of-way or deeds.

Authority

BIA grants actions affecting Native title on restricted land (owned by individual allotment or restricted town-site owners) primarily under the Act of February 5, 1948 (62 Stat. 17; [25 USC 323](#), [25 USC 324](#), [25 USC 325](#), [25 USC 326](#), [25 USC 327](#), [25 USC 328](#)). See [25 CFR 169](#) for BIA's regulations. Regulations for materials sites are contained in [25 CFR 212](#) and [25 CFR 216](#).

BIA Right-of-Way Applications

Stage I, Obtain Permission to Survey: Since Trust and Restricted lands are not subject to [AS 34.65.020](#) and [AS 09.55.280](#) (entry upon land for survey purposes), DOT&PF must meet with or contact BIA or the appropriate contract representative.

Stage 2, Acquisition of Right of Way: After a survey, or in the case of an existing ROW, the Acquisition Unit must proceed in accordance with BIA regulations, [25 CFR 169](#).

6.3.8. Applications to USFWS

Applications to the U.S. Fish and Wildlife Service (USFWS) are time consuming and require coordination as soon as possible.

Permits for Special Uses (one year or less)

USFWS prefers a written request in letter form for Special Use Permits.

Right-of-Way Permits

ROW permits are issued under the authority of the National Wildlife Refuge System Administration Act of 1966, Pub. L. 89-699 (80 Stat. 928, [16 USC 668dd](#)), as amended, or for oil and gas pipelines under Sec. 28 of the Mineral Leasing Act of 1920, 41 Stat. 449, [30 USC 185](#), as amended by Pub. L. 93-153.

General regulations for processing ROW permits are found in [50 CFR 29](#). Regulations specific to processing Transportation and Utility system ROW permits are found in [50 CFR 36](#). Both sets of regulations would be used to process ROW permit requests for most projects. Use Standard Form 299 for ROW permits.

Lands within the boundaries of a National Wildlife Refuge on December 18, 1971, the date of enactment of the Alaska Native Claims Settlement Act (ANCSA), [43 USC 1621](#), remain subject to the laws governing use and development of that refuge, as provided in ANCSA Sec. 22g. Sec. 22g does not apply until the land is actually conveyed.

Use of these lands may be authorized by the landowner (e.g. a letter of non-objection) in consultation with USFWS.

6.3.9. Applications to DNR Division of Mining, Land, and Water

Obtain applications referred to in this section from the DNR Division of Mining, Land, and Water (DMLW).

Submit applications to DNR Division of Mining, Land, and Water for the following:

- rights-of-way for Federal-aid highways;
- sources of materials for construction or maintenance of Federal-aid highways;

- temporary easements and construction permits; or
- State airport Interagency Land Management Assignments (ILMAs).

Applications are time consuming and require coordination with DNR as soon as possible.

Application Preparation

Follow these procedures in preparing a DNR application:

1. Use the forms supplied by DNR. (The forms include an Application for Easement, Land Use Permit Application or Material Sale Application.)
2. Submit one original of all applications directly to the Regional Office Manager, Division of Mining, Land, and Water.
3. Coordinate all DNR applications with DOT&PF's Environmental Section.

Submit reports to DNR annually and indicate the quantity of materials extracted from pits under DNR contracts, using the appropriate accounting voucher. If a materials source is depleted or unnecessary, DOT&PF may need to relinquish that materials source back to DNR.

6.3.10. Application for ILMA and State Agency Leases

Use Interagency Land Management Assignments (ILMA) for airports, building sites, temporary research sites, and State public facilities and institutions. DNR may issue ILMAs for varying terms, based on proposed use. ILMAs are not transferable or assignable.

Use leases for administrative sites, school sites, State-constructed projects with eventual ownership by others (e.g., hospital, port, and terminal facility), etc. Leases may be transferable and assignable, depending on their construction (see [AS 38.05.810](#)).

DOT&PF's Commissioner (or designee) must submit an application to the appropriate DNR regional office, consisting of the following:

- transmittal letter;
- Application for ILMA; and
- Environmental Risk Questionnaire.

DNR's Regional Manager submits a final finding for the authorized officer's signature and returns the original ILMA or lease to the Regional ROW Chief.

6.3.11. Representation By Others

The owner may be represented by others, including an attorney. In this case, thoroughly establish the extent of the authority of the representative. Such authority or agreement, and any subsequent rescission thereof, must be in writing from the property owner. See [Methods of Notice to Owner or Occupant Form 25A-R606](#). Notify the Statewide Appraisal and Review Group so that they can ensure the appropriate contact is made for the mandated opportunity to accompany the appraiser.

Owner Represented by Attorney

If the owner (or their authorized agent) advises the agency to conduct all negotiations through an attorney, discuss the involvement of the attorney with the ROW agent's supervisor, who will determine the need for LAW to attend meetings. Ask the owner or the owner's attorney to furnish written confirmation of the scope and fact of such representation and place it in the parcel file. If the owner subsequently advises that an attorney no longer represents them, ask the owner to furnish a letter of notification for the file.

Following consultation with the ROW agent's supervisor, make all contacts through the owner's attorney.

Powers of Attorney (Owner Represented by Attorney-in-Fact)

The agency may accept conveyance from the attorney-in-fact only after verifying the following conditions:

1. The power of attorney is current and recorded in the appropriate recording district; place a copy in the parcel file.
2. The power of attorney includes the authority to act for the principal in all matters relating to the property being conveyed.
3. A copy of the power of attorney is in the transaction package when transmitted for payment.

Even with an attorney-in-fact, the agency may accept conveyance directly from the individual or principal.

Owner Represented by a Fiduciary

The title report or field work may indicate that a fiduciary (administrator, executor, guardian, trustee,

personal representative, etc.) exists or is needed. The title report should note the existence of a court-appointed fiduciary if the court action was in (or was recorded in) the recording district where the property is located. If a fiduciary is needed, or if the existing court-appointed fiduciary does not have the power to convey, suggest that the party in interest (their heirs, successors or assigns) obtain the services of an attorney.

When confirmed or appointed by a court, and acting under court order, a fiduciary may take the form of one of the following:

- administrator, executor, or personal representative of the estate of a decedent;
- court-appointed guardian of a minor, legally incompetent, or person with mental challenges;
- receiver of a corporation in receivership;
- referee or trustee of a person or business in bankruptcy; or
- a similar fiduciary role recognized under State law.

6.3.12. Record of Contact (ROC)

The agent assigned to acquire a property shall maintain a current, detailed written record of all contacts for each parcel. Use [Record of Contact Form 25A-R685](#) or a form that contains the same information. The ROC must document all attempts to contact and all interactions with the property owner, occupants, and designated representatives. The appraiser is also required to document they have offered the opportunity to accompany the appraiser for a site visit. See Chapters 4 and 5.

The purpose of the ROC is to record all contacts and efforts used by the agency to acquire a parcel through settlement and negotiation prior to litigation. The ROC should indicate what has taken place during the negotiation. Make entries in the ROC as soon as possible after each contact to assure accuracy. Since the ROC may be used as evidence in court proceedings or hearings, including relocation assistance appeals, it is imperative that remarks in the ROC refer only to the negotiations and discussions with the owners/occupants and is limited to a recitation of the facts.

6.3.13. First Contact (Before Valuation and Offer)

Make the first contact either in person or by a mail-out package. Make reasonable efforts to contact all property owners, and document the type, date, and result of each attempt in the record of contact. See Method of Contact, Opt-In for Electronic Notices section in this chapter for methods of communication after first contact. Though not required, ideally this contact occurs before the initiation of negotiations.

Explain the Physical Impact of the Project

Explain the physical impact of the project on the property, the interest the agency is seeking to acquire, and any interests the agency will extinguish by the acquisition.

Explain or reaffirm the public need and necessity of the project, and how the property fits into the overall project. Be positive. Inform the owner of the following:

- public necessity of the facility or improvement;
- positive effects the improvement will have on the neighborhood and the remaining property;
- engineering, environmental studies, and public hearings held that led to determining the final location; and
- impacts on the owner's property and the agency's decisions or actions to deal with or mitigate those impacts.

Discuss the basic content of the acquisition's legal description with the owner and explain it on the ROW map. Avoid technical terminology as much as possible. Show the instruments of conveyance and explain them either during or after discussing the ROW map. Offer to walk with the owner around the acquisition.

Show the relationship between the layout of the proposed construction, the types and location of project improvements and the remaining land, including ingress and egress, proximity to the improvements, drainage patterns, relative elevation compared to the existing terrain, general details, the types and location of project improvements, etc. Point out where improvements or damages have been considered in the appraisal report, and what has been done about them (payment or mitigation measures).

Interest to be Acquired for the Project

It is DOT&PF's policy to acquire fee simple interest whenever possible. [AS 09.55.230](#) allows for acquisition of fee simple interest for "public buildings or grounds, or for permanent buildings, for reservoirs and dams and permanent flooding occasioned by them, or for an outlet for a flow, or a place for the deposit of debris or tailings of a mine... and for "any of the purposes for which the department, on behalf of the state, is authorized by law to acquire real property by condemnation." Under this same statute, easements are reserved "for any other use", including temporary uses.

Explain the interest to be acquired, such as fee simple, easement, access control, temporary construction permit, right of entry, etc. Explain the documents necessary to acquire that interest.

Existing Interests to be Extinguished

Explain any other pre-existing interest that must be extinguished (utility easements, tenant-owned improvements, leaseholds, etc.). With each initial contact, provide one copy each of the acquisition brochure and the relocation brochure. Adhere to the same procedures in the acquisition of less-than-fee interests and take the following actions:

- ensure that the conveyance documents reflect the proper interest to be acquired;
- verify that current title information is correct; and
- obtain any information needed to clear the title to the property (satisfaction of judgments or liens, re-conveyances of deeds of trust, missing or unrecorded documentation, etc.).

Conclude acquisition of tenant-owned improvements when:

- the fee owner disclaims all interest in the tenant-owned improvements, using the [Disclaimer of Interest Lessor-Lessee Release Form 25A-R683](#);
- the lessee conveys all rights, title, and interest in the improvements (and any leasehold interests in the land) via quitclaim deed; or
- the payment does not result in a duplication of compensation.
- If either offer is unacceptable, then both parties are joined in condemnation proceedings. If a parcel has to be condemned, then a final offer

letter is sent to the leased fee owner (or representative), with the consideration being the total approved just compensation.

6.3.14. Method of Contact, Opt-In for Electronic Notices

Unless a property owner or occupant elects to receive required notices by electronic delivery in lieu, the default delivery method for each notice that the agency is required to provide to a property owner or occupant under [49 CFR 24.5](#), except the notice described at [§24.102\(b\)](#), shall be personal service or by certified or registered first-class mail, return receipt requested (or by companies other than the U.S. Postal Service that provide the same function as certified mail with return receipts) and documented in agency files.

Agencies must accommodate the property owner's or occupant's preference, though in-person notice is preferred whenever feasible, using other methods of communication as a supplemental means. The use of electronic signature requires:

- (1) The agency inform the owner or occupant or their respective representative in writing that they will continue to receive required notices in the default method previously described, unless they voluntarily elect to receive electronic notices. Use [Methods of Notice to Owner or Occupant Form 25A-R606](#). The owner or occupant may amend or rescind this election to receive electronic notices by written notification to the ROW agent.
- (2) Each notice be written in plain, understandable language. Persons who are unable to read and understand the notice must be provided with appropriate translation and counseling. Each notice shall indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help. See [49 CFR Appendix A-to-Part-24 "Section 24.5 Manner of Notices and Electronic Signatures"](#).
- (3) Allowance for property owner or occupant to designate a representative to receive offers, correspondence, and information and to provide any information on their behalf required by the displacing agency by providing a written request to the agency. See [49 CFR 24.2\(a\)](#), [definition of owner's or tenant's designated representative](#).

- (4) The ROW agent document and record in the file when information is legally delivered in digital format or via an electronic notary service compliant with [AS 44.50.010-AS 44.50.200](#), including a date and timestamp establishing the date of delivery and receipt with an electronic record capable of retention.
- (5) The service used must link the electronic signature with an electronic document in a way that can be used to determine whether the electronic document was changed subsequent to when an electronic signature was applied to the document.
- (6) A certification that use of electronic signatures is consistent with existing State and Federal laws.
- (7) Reasonable follow up through other contact methods to notify owners, occupants, or representatives to check for electronic notices especially for critical approvals or when time is of the essence.

Not all notices are appropriate for electronic delivery. Some notices may need to be sent via multiple methods to ensure they are received timely. For a list of notices available for electronic delivery, see Ex. 6-9 Notices Available for Electronic Delivery by Opt-In. These examples are not intended to be all-inclusive, nor are they exclusive of other opportunities to use this tool. For additional information, the specific Federal regulations that set out the format and examples for an electronic signature can be found at [37 CFR 1.4\(d\)\(2\)](#). These regulations fall under the purview of the U.S. Patent and Trademark Office, which provides examples of what is considered to be proper format in a variety of electronically signed documents.

6.3.15. Completing Initial Contact

If the owner chooses not to sign the applicable documents, establish a date for a subsequent appointment, by mutual agreement.

Litigation or Condemnation

After approval by the Pre-Construction Engineer of the recommendation for condemnation memo, notify the Statewide Appraisal and Review Group to adjust the retention schedule for valuation reports and assist LAW in obtaining timely appraisal updates and Reviews and arranging for expert witness testimony therefor. See also Sec. 5.4.1, Sec. 5.5, and Ch. 8.

6.3.16. Valuations

When determining the level of valuation appropriate for the acquisitions, the agency representative making the determination to use the waiver valuation option must understand valuation principles, techniques, and use of appraisals in order to be able to determine whether the valuation of the proposed acquisition is uncomplicated and has a low fair market value. See [49 CFR 24.102\(c\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.102\(c\)\(2\) Appraisal, waiver thereof, and invitation to owner”](#).

Even when a project is expected to use only waiver valuations, an owner may request an appraisal at any time, which could shift the resources needed and the schedule for negotiations and project delivery. When a project may require appraisals work closely with the Statewide Appraisal and Review Group to ensure reliability and consistency in contact information for owners or representatives, parcel data, interests to be acquired, and anything else that could affect valuations and ownership changes.

An appraisal is incomplete and cannot be relied upon without a formal, USPAP-compliant review and the review appraiser's acceptance or approval. See Chapters 4 and 5.

Valuation Reports

To preserve the chain of custody and avoid conflict of interest or the appearance of undue influence, all appraisals, regardless of source, must be expeditiously delivered to the Statewide Appraisal and Review Group for review. See Chapters 4 and 5. Appraisals ordered by DOT&PF or LAW on behalf of DOT&PF shall be delivered directly to the Statewide Appraisal and Review Group (appraisal review contract manager) and forwarded to DOT&PF's authorized review appraiser.

Appraisals and waiver valuations are confidential. The Regional ROW Group maintains the waiver valuations and provides copies to the Statewide Appraisal and Review Group for administrative consistency spot checks when the project involves both appraisals and waiver valuations. The Statewide Appraisal and Review Group retains and manages the official copy of the appraisal reports in compliance with the appropriate retention schedules in [23 CFR 710.201 \(e\)](#), USPAP, and applicable State policies. When other parties require the appraisal report, send the request to the Statewide Appraisal and Review Group to fulfill.

See Chapters 4 and 5 for additional requirements on valuation reports.

Figure 1
Incentive Offer Computation

Where the Approved Compensation is:		The Incentive is Calculated as:	
Over:	But Not Over:	Incentive:	+ % of Amount Over
\$0	\$1,000	\$1,000	
\$1,000	\$2,500	\$1,000 base	+ 83.3% over \$1,000
\$2,500	\$5,000	\$2,250 base	+ 70% over \$2,500
\$5,000	\$7,500	\$4,000 base	+ 50% over \$5,000
\$7,500	\$10,000	\$5,250 base	+ 45% over \$7,500
\$10,000	\$20,000	\$6,375 base	+ 40% over \$10,000
\$20,000	\$30,000	\$10,375 base	+ 35% over \$20,000
\$30,000	\$100,000	\$13,875 base	+ 32.5% over \$30,000
\$100,000	\$300,000	\$36,625 base	+ 30% over \$100,000
\$300,000	\$513,500	\$96,625 base	+ 25% over \$300,000
\$513,500		\$150,000	

Note: Round incentive amount up to the next ten-dollar increment

Example Part A:

Approved Just Compensation on part acquired: \$150,000

Incentive amount

$\$36,625 + [(\$150,000 - \$100,000) \times 30\%]$ = \$51,625

Incentive offer (rounded up to next \$10): \$51,630

Do not consider the uneconomic remnant value when calculating the incentive amount.

Example Part B:

Appraised value of part acquired (from Example Part A) \$150,000

Incentive (calculated in Example Part A based on \$150,000) +\$51,630

Appraised value of uneconomic remnant +\$20,000

Total offer: \$221,630

If tenant-owned improvements require a separate offer, then the incentive is shared between the property owner and the tenant based on the percentage shares of the value for the whole property respectively attributable to each party.

Example Part C:

Approved Just Compensation on part acquired (from Example Part A) \$150,000

Allocated value of Tenant Improvement (as a portion of total above) \$30,000

Percentage of Incentive

to Owner $[1 - (\$30,000 / \$150,000)]$ = 80%

to Tenant

$[(\$30,000 / \$150,000)]$ OR (1-80% determined above) = 20%

Total Incentive Amount (calculated in Example Part A and rounded) \$51,630

Owner Portion of Incentive

80% of \$51,630 (NOT rounded a second time) = \$41,304

Tenant Portion of Incentive

20% of \$51,630 OR (\$51,630-\$41,304) = (NOT rounded a second time)

\$10,326

Use [Acquisition Incentive Program Form 25A-R604](#).

6.3.17. Uneconomic Remnants

If the agency determines that a remainder is uneconomic, as noted on the ROW Chief's Determination of Just Compensation ([Form 25A-R505](#)), the agency shall offer to acquire the uneconomic remnant along with the portion of the property needed for the project. See [23 CFR 710.105](#) "Uneconomic remnant", [23 CFR 710.203\(b\)\(7\)](#), [49 CFR 24.2\(a\)](#) "Uneconomic remnant", [49 CFR 24.102\(k\)](#), and Chapters 4 and 5.

If the agency determines that the remainder is not uneconomic, but the owner advises that the remainder has little or no value or utility, advise the acquisition supervisor and the Statewide Appraisal and Review Group.

Though the agency is required to make an offer to purchase an uneconomic remnant the owner may choose to retain it.

6.3.18. Minimum Just Compensation

Just compensation is primarily based on the accepted valuation standards set forth in this manual (See Chapters 4, 5, and 9) and shall not be less than the authorized review appraiser's amount believed to be just compensation or the Regional ROW Chief's approved waiver valuation. The minimum just compensation for interests acquired by the agency must not be less than \$500 per parcel for temporary acquisitions and \$1,000 per parcel for permanent acquisitions.

Waiver valuations are forwarded to the Regional ROW Chief and, when the project involves both appraisal and waiver valuations, cc'd to the Statewide Appraisal and Review Group for administrative consistency spot checks. The Regional ROW Chief signs the waiver valuation, thus establishing just compensation for parcels to be acquired without an appraisal.

The Statewide Appraisal and Review Group forwards all accepted and recommended appraisals and the [Review Appraiser's Recommendations of Just Compensation Form 25R-R505](#) to the Regional ROW Chief.

6.3.19. Acquisition Incentive Program

If the Acquisition Incentive Program was elected and authorized for the project, give the owner at least two weeks to review the offer. If the owner does not respond within two weeks, make additional efforts to contact the owner. If all reasonable measures fail, two offers sent in this manner to the last known address, followed by reasonable attempts to contact the owner personally or by telephone constitute a diligent attempt. If no response is received, send a third and final offer. If there is no response, consult with appropriate Regional ROW Chief to discuss options. The Regional ROW Chief will decide when it is appropriate to proceed to condemnation.

The use of acquisition incentives for a project requires prior written approval of the Pre-Construction Engineer. When multiple projects result from a single Environmental Document, incentives must be offered on either all or none of the projects. The Pre-Construction Engineer may grant exceptions where offers to parcel owners will be made at least one year after the bidding date of the adjacent project.

The incentive will be an amount of money above the approved just compensation. See Fig. 1 Incentive Offer Computation. Incentives are to be applied to all parcels on approved projects except for parcels owned by governmental entities.

Incentives will be held open for 90 days from the date the initial offer is made. Advise property owners in writing of the expiration date of the incentives during the initiation of negotiations. Negotiations conducted after the expiration date of the incentive will be based on established just compensation without consideration of an incentive, unless the offer is formally withdrawn in writing and a revised initial offer is made due to alteration of the parcel being acquired. The revised initial offer will also have the incentive included and be held open for 90 days.

When there are multiple acquisitions from the same parent tract (e.g. a fee and an easement) the incentive is based on the total just compensation for all the parcels.

Incentive payments made based on just compensation and settled within the 90-day period do not need additional approval. Any negotiated settlement above just compensation that includes an incentive must be supported and approved according to this chapter.

Replacement housing payment (RHP) calculations for residential owners who have accepted offers with incentives will be based on the amount determined to be just compensation. The incentive will not be considered in the calculation and will not offset the amount of RHP.

When parcels on the incentive projects must be acquired by condemnation, suit will be filed based on approved just compensation. The incentive amount will not be included. The approved just compensation amount should be defended throughout the litigation process unless additional information or circumstances arise that could alter the determination of just compensation.

6.4. Approval for Acquisition

The Regional ROW Chief reviews the ROW agent's waiver valuations and/or [Review Appraiser's Recommendation of Just Compensation Form 25A-R505](#). When necessary and appropriate, the Regional ROW Chief uses discretion to make positive adjustments for Administrative Settlements or Acquisition Incentives. Once complete, the Regional ROW Chief stamps "Approved for Acquisition" and signs, thus making the Determination of Just Compensation and approving the acquisitions.

6.5. Initiation of Negotiations

In accordance with [49 CFR 24.102\(f\)](#) the agency must discuss its offer to purchase the property, including the basis for the offer of just compensation and explain its acquisition policies and procedures, including its payment of incidental expenses in accordance with [§24.105](#) and [§24.106](#).

When feasible, offer to tour the property with the owner during the first personal contact with them. If a translator is needed, work with the agency's Civil Rights Office to select a translator with whom the owner is comfortable. Secure a signed affidavit from the translator that the owner is making any agreements knowingly, willingly, and without duress.

Present the written offer package for the owner to read. This first presentation of a written offer to

purchase is the "initiation of negotiations." Make sure that the owner understands all provisions. If there is concern that the owner does not understand, work with the agency's CRO to obtain assistance for the owner. Indicate where each owner or tenant-owner is to sign. If they choose not to sign at that point, allow them adequate time to consider the offer.

The agency may not require any owner or tenant to surrender possession of real property before receiving the agreed purchase price or depositing with the court an amount not less than the approved determination of just compensation.

During the interview, pay particular attention to the following things and consider including them in the ROC:

- owner's questions, requests, and responses to the agency's offer;
- pertinent materials received from, or left with, the owner; list all documents given to each owner, such as the MOA, brochure, warranty deed, etc.;
- responses to specific questions or concerns, or promises made to the owner;
- problems noted or special requests made (construction features, etc.);
- specifics of any relocation benefits discussed with the owner;
- explanation of the owner's right to retain improvements, if applicable;
- offer to purchase uneconomic remnants, if any;
- explanation of the 90-day notice or rental provisions, if applicable;
- explanation of prepaid taxes or other reimbursable items;
- details of any counter-offers and the outcomes;
- explanation of any delays if a prompt offer was not made, and an explanation of any delays between subsequent contacts;
- any other information considered pertinent or helpful; and

- [Final Disposition Form 25A-R688](#) completed before transmitting for payment.

6.5.1. Making the Offer

ROW Agents level 1-6 and ROW Chiefs are authorized to negotiate acquisitions. Verify that the agent assigned to negotiate the acquisition for the parcel is qualified, prepared and without a conflict of interest prior to initial contact. See also Valuations and Conflict of Interest sections in this chapter and Chapters 1, 2, and 4.

Before making contact to initiate negotiations, thoroughly read the approved valuation report. Be alert for any outdated information or items that may raise a question of credibility with the property owner (or representative). Among other items, consider market changes, new ownership information, and liens. If questions arise that require clarification, further discussion, or changes, work with the Statewide Appraisal and Review Group to obtain corrections through the authorized review appraiser. See Chapters 4 and 5.

Make the offer in a clear and forthright manner. DOT&PF uses the one-offer method, which contemplates acquisition of the property using its formal determination of just compensation. When presenting the offer, thoroughly familiarize the owner with the approved appraisal or waiver valuation. Under no circumstances may condemnation be used as a threat or as a reason to accept the agency's offer.

In accordance with [49 CFR 24.102\(f\)](#) the owner shall be given reasonable opportunity to consider the offer and present material which the owner believes is relevant to determining the value of the property and to suggest modification in the proposed terms and conditions of the purchase. The agency shall consider the owner's or the designated owner's representative's presentation. See [Appendix A to Section 24.102\(f\)](#).

6.5.2. Improvements in the Area to be Acquired

In accordance with [49 CFR 24.105](#), when acquiring any interest in real property, the agency shall offer to acquire at least an equal interest in all buildings, structures, or other improvements located upon the real property to be acquired, which it requires to be removed or which it determines will be adversely affected by the use to which such real property will be put. This shall include any improvement owned

by a tenant-owner who has the right or obligation to remove the improvement at the expiration of the lease term.

No payment shall be made to a tenant-owner for any real property improvement unless:

- (1) The tenant-owner, in consideration for the payment, assigns, transfers, and releases to the agency all of the tenant-owner's right, title, and interest in the improvement;
- (2) The owner of the real property on which the improvement is located disclaims all interest in the improvement; and
- (3) The payment does not result in the duplication of any compensation otherwise authorized by law.

See [49 CFR 24.105](#) and [§24.106](#).

Owner/Tenant Retention

If the owner or tenant requests retention of an improvement, discuss it with the acquisition supervisor. If the supervisor determines it to be in the agency's best interest, the Regional ROW Chief will establish a retention value, provided that it was not determined to deny owner retention on a project-wide basis during the plans-in-hand review. If the owner retains an improvement, withhold a deposit from the acquisition payment until the owner removes the improvement. Set a date and notify the owner for the removal of the improvement.

Assignment and Disposition of Improvements, Report for Property Management Unit

When improvements are involved in an acquisition prepare the [Assignment and Disposition of Improvements Form 25A-R690](#), listing all improvements, and deliver a copy to the supervising ROW agent and property management supervisor.

Relocation Assistance Advisory Services

If either temporary or permanent relocations are possible, briefly explain the relocation assistance program to each property owner or occupant and explain that a relocation agent will be contacting the owner or occupant with more detailed information. Prepare the [Notice to Relocation Form 25A-R607](#) and transmit a copy to the Relocation Unit immediately following the initiation of negotiations. See Ch. 7.

Subsequent or Interim Occupants: Protective Lease Rental Agreement

In some circumstances, there is the potential for the original persons in occupancy at the initiation of negotiations to stay longer than the date of acquisition (stayovers) or vacate the property and for new tenants to move in. The rental agreement must clearly state that the new tenants will not be considered displaced persons and stayover tenants will not be eligible for additional assistance beyond their entitlement before the stayover. However, tenants who move in prior to final acquisition may qualify as displaced persons entitled to relocation services, such as moving costs and RHP.

If the agency permits a former owner or tenant to occupy the real property (stayover) after acquisition for a short term, or a period subject to termination by the agency on short notice, the rent shall not exceed the fair market rent for such occupancy. See Ch. 7, [49 CFR 24.102\(m\)](#), and [49 CFR Appendix-A-to-Part-24 “Section 24.102\(m\) Fair rental”](#). To avoid additional relocation payments, consider whether to enter into a protective lease rental agreement with the property owner for the vacated units.

Work with a relocation agent to analyze the cost effectiveness of this rental agreement. Consider the rental cost over the projected length of time to reach settlement with the owner versus the potential moving cost and availability of replacement housing (which might create the possibility of needing to make RHP under the provisions of last resort housing). The [Protective Lease Analysis Form 25A-R686](#) must be in writing, must be signed by the agents conducting the study, and must be approved by the Regional ROW Chief before any rental agreement may be entered into with the property owner.

If it is determined to be in the agency's best interest to use a protective lease, negotiate a [Protective Lease Rental Agreement Form 25A-R687](#) with the property owner taking into consideration the following:

1. The rental amount should not exceed the market rent for similar units within the area.
2. The rent payments to the property owner are assured.
3. No cleanup, painting, or improvements are required prior to the lease.

4. The property owner will not be responsible for maintenance beyond that necessary to maintain the property in a safe and habitable condition.
5. The rental history of the unit being leased. Negotiations should begin at a rate equal to the average yearly occupancy rate multiplied by the most recent periodic rent previously paid for the unit.

The rental agreement is signed and dated by the Regional ROW Chief and the property owner. Send a copy of the agreement to the Pre-Audit Section for the purposes of making the monthly payments. The lease will continue on a month-to-month basis until the property is acquired, with the last periodic payment prorated to the date of closing or order of taking [acquisition] deposit, as appropriate. The cost of these payments will be coded as part of the settlement cost of the parcel.

6.5.3. Exchanges

An exchange is an alternative method of acquiring property for a DOT&PF project. It involves the acquisition of property rights needed by the agency in exchange for a specific parcel of land desired by the property owner, who must initiate the request for a land exchange in writing.

The decision to acquire land by exchange is discretionary and used only when it is clearly in the best interest of the agency.

The Regional ROW Chief will forward the property owner's request to the Pre-Construction Engineer with a recommendation for either approval or denial. If the Pre-Construction Engineer denies the request, the Regional ROW Chief will notify the property owner of the right to appeal that decision to the Regional Director.

There are two general types of exchanges. A Type 1 land exchange involves property already owned by the agency that is exchanged as a part of the compensation for an acquisition. This exchange is considered a disposal of excess land (property). See Ch. 9 for the procedures to be followed in disposing of excess property. A Type 2 exchange involves property acquired by the agency for the purpose of exchanging for property needed for the project. Type 2 exchanges are used primarily for a property owner whose principal business is holding land for long-term management (such as an ANCSA corporation or a land trust) and an exchange is

essential to adhere to trust or corporate policy to maintain its land base. Type 2 exchanges may also be used for environmental mitigation. DOT&PF will use the acquisition procedures in this chapter to acquire Type 2 exchange property.

Condemnation may only be used in exchanges to clear title or if the condemnation action is non-hostile. The Uniform Act applies to both the property needed for the project and to the acquired exchange property.

Federal-aid highway funds will only participate in the cost of property incorporated into a highway project. As such, both the property needed for the project and the exchange property must be valued. The value of the parcel needed for the project must be deducted from the cost of acquiring the exchange

DECLARATION

The Commissioner of the Department of Transportation & Public Facilities hereby formally declares that the State's best public interest will be served by the Department acquiring Parcel Number _____ for exchange with Parcel Number _____ on Project Number _____, which will be used for transportation purposes.

RECOMMENDED FOR APPROVAL:

Chief Engineer, Division of Statewide Design and Engineering Services [or as delegated and described in the table of positions, units, and functions in Ch. 1 of this manual]

APPROVED:

Commissioner, Department of Transportation & Public Facilities

Date: _____

6.5.4. Functional Replacement

Functional replacement is an alternative acquisition available on Federal-aid highway projects. It means to replace publicly-owned real property (land, facilities, or both) acquired as a result of a Federal-aid transportation project with land, facilities, or both, that provide equivalent utility.

The agency must have the property appraised, have the appraisal reviewed, and present an offer. The affected public agency may then request functional replacement of its facility as an alternative to a sale. FHWA must concur that the functional replacement is in the public interest, and grant authority to proceed before the land transaction takes place.

Replacement sites and construction must comply with existing codes, ordinances, and zoning regulations, and be functionally equivalent to the

property. Any excess payments over the value must be coded as nonparticipating. Valuations for exchanges shall not make any presumptions of value conclusions in advance of a complete, unbiased analysis. Waiver valuations are only appropriate for exchanges when both parcels meet all the requirements therefor.

If the land proposed for exchange is under the jurisdiction of the DNR or another State agency, follow the procedures set out in the Exchange section of this chapter.

For both exchanges, the Commissioner must provide a formal declaration stating that the exchange is in the best interest of the public. Use the following form:

subject. Except for utilities or railroads, the replacement facility must be in public ownership and continue the function of the acquired facility.

6.5.5. Donations

If the property owner elects to donate the property to the agency, the agency must inform the owner that under [23 CFR 710.505](#) they are entitled to receive just compensation for the property and that they have the right to an appraisal as described in Ch. 4 of this manual. See [49 CFR 24.102\(c\)](#) and [§24.108](#).

If the agency determines that no appraisal is necessary and the owner releases the agency from its obligation to appraise the property (see 49 CFR

24.102(c)(2)(i)).under allowable circumstances, the owner must sign this written statement:

“(My/our) donation of (the above-referenced parcel) to DOT&PF is made voluntarily and with full knowledge of (my/our) entitlement to receive just compensation. (I/We) also release DOT&PF from the obligation of preparing an appraisal of this donated parcel.”

If an appraisal is necessary, the owner must sign this statement:

“(My/our) donation of (the above-referenced parcel) to DOT&PF is made voluntarily and with full knowledge of (my/our) entitlement to receive just compensation.”

Advise the owner to consult with the Internal Revenue Service for guidance on potential tax liabilities related to the donation and related just compensation.

If independent appraisal(s) is/(are) required, the agency may charge the cost of the appraisal(s) to the project.

If the owner requests an appraisal, follow Ch. 4 for valuation. See also Valuations section in this chapter.

6.5.6. Counter Offers and Administrative Settlements

An administrative settlement is a nonjudicial acquisition of property for an amount other than the established fair market value. In essence, it is any settlement made at an amount above the approved waiver valuation or the review appraiser's recommendation of just compensation, including Acquisition Incentive payments. See Counter Offers and Administrative Settlements section in this chapter. Administrative settlements are an alternative to judicial resolution of a difference of opinion on the value of a property in order to avoid unnecessary litigation and congestion in the courts. See [49 CFR 24.102\(i\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.102\(i\) Administrative settlement”](#).

Administrative settlements may be made when reasonable efforts to normal efforts to negotiate an agreement at the recommendation of just compensation have failed and the Regional ROW Chief approves such administrative settlement as reasonable, prudent, and in the public interest. When

Federal funds pay for or participate in acquisition costs, a written justification shall be prepared, which states what available information, including trial risks, supports such a settlement.

Administrative settlements are accomplished through the Regional ROW Chief's determination of just compensation. Appraisers, including review appraisers, shall not be unduly influenced or coerced to adjust their opinion of value and resulting recommendation of just compensation for the purpose of justifying such settlements (see [§24.102\(n\)\(2\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.102\(i\) Administrative settlement”](#)).

Such actions are contrary to the requirements of this part and to the overarching goal of providing just compensation.

If a property owner submits a counteroffer requesting special construction items not shown on the plans, submit the request to the Project Manager for approval. The design Project Manager must approve the request in the space provided on the MOA. If the items requested might affect the value of the part to be acquired or the remainder, handle the request as an administrative settlement.

Prepare a memorandum to the Regional ROW Chief, through the supervising ROW agent. For an administrative settlement, include a written counteroffer from the owner in the documentation.

The memorandum may include the following attachments:

- all approved valuations (waiver valuation or appraisal), including any appraisals supplied by the owner;
- determination of just compensation;
- written diary ([Record of Contact Form 25A-R685](#), also known as ROC);
- all justification for the settlement; and
- any additional information provided by the property owner with the written counteroffer.

To be valid, the Regional Pre-Construction Engineer must approve the proposed settlement in writing. The Regional Pre-Construction Engineer may delegate the Regional ROW Chief to approve administrative settlements up to an increase of 10% above just compensation or \$50,000, whichever is more.

6.5.7. Updating, Revising, or Withdrawing an Offer

If the review appraiser issues a revised [Recommendation of Just Compensation Form 25A-R505](#), or if the agent revises the waiver valuation, send a letter to the owner withdrawing the first offer, and present all revised offers in writing. Include one copy of each written offer with the paying documents or condemnation request for the region's files.

If the parcel is determined no longer required for a project, send a letter to the owner withdrawing the offer. See [49 CFR 24.102\(g\)](#).

6.5.8. Mediation

Mediation may be used at the discretion of the Regional ROW Chief. Mediation is non-binding and may be formal or informal. Informal mediation may simply consist of the Regional ROW Chief assigning a Settlement Agent to the parcel who has no involvement with the current negotiations.

Formal mediation involves the Regional ROW Chief enlisting the services of a professional mediator, whose purpose is to arrive at a mutually agreeable settlement within a specified time. The owner must consent to formal mediation. The mediator has no power to enforce settlement, but DOT&PF expects the mediator to produce a settlement. The mediator should be a properly qualified, unbiased third party and should not be an agency employee.

6.5.9. Condemnation

There will be times when all honest efforts to reach agreement fail and condemnation appears to be the only recourse. There may also be some circumstances when non-hostile ("friendly") condemnation is necessary for administrative reasons. Note that there are limitations on the use of condemnation, as set forth in [AS 09.55.240\(d\)-\(e\)](#). See Ch. 8.

The agency shall not advance the time of condemnation, or defer negotiations or condemnation, or the deposit of funds with the court, or take any other coercive action in order to induce an agreement on the price to be paid for the property. See [49 CFR 24.102\(h\)](#).

Never threaten condemnation, even by inference or implication. Explain the condemnation process, if asked. Describe the usual course of events in a condemnation proceeding, being careful not to

provide any legal advice. If condemnation becomes necessary, explain that the acquisition process is based upon certain constitutional and legislative protections. Refer all legal questions to LAW and recommend that the owner secure legal advice through an attorney.

Condemnation can be time consuming and expensive for all parties and should generally be used as a last resort. Before turning a parcel over to LAW, consider attempting mediation (see Mediation section in this chapter). If considering using mediation before turning a parcel over to LAW, obtain approval from Regional ROW Chief and the Federal agency.

Recommendation to Place a Parcel in Condemnation

If the Regional ROW Chief determines that there is no reasonable alternative to legal action, prepare a recommendation for their signature (see Ch. 8). Once this determination is made, formal condemnation proceedings must be initiated so the owner does not have to initiate legal proceedings to prove the fact of the acquisition of the real property.

If the agency and the owner cannot reach an agreement, and if so authorized, send a final letter of intent to condemn by certified mail, return receipt requested. This method of delivery should be used in addition to any electronic delivery elected by the owner. Allow the owner adequate time to consider the agency's offer. In exceptional circumstances, three contacts may be impractical. Take no action that might be considered coercive.

Prepare a condemnation package that contains the following:

- notification to the Statewide Appraisal and Review Group to assist LAW in obtaining updated appraisals and reviews, prepare for expert witness testimony, and adjust retention schedule for valuation reports;
- list of all persons with an interest in the property and their addresses;
- written diary ([Record of Contact Form 25A-R685](#)), also known as ROC;
- Summary Statement and Offer to Purchase Letter;
- tract description, plat, and vicinity map;

- recently updated title report;
- approved waiver valuation or recommended appraisal and the Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#));
- decisional document;
- all correspondence;
- appropriate relocation Benefit Statement if applicable ([Benefit Statement \(Owner-Occupant of 180 Days or More Form 25A-R730, Benefit Statement \(Occupant Less Than 90 Days\) Form 25A-R733, Benefit Statement - Residential \(Owner-Occupant More Than 90 Days But More Than 90 Days\) Form 25A-R735, Benefit Statement \(Tenant of More Than 90 Days\) Form 25A-R738, Benefit Statement \(Tenant of Less Than 90 Days\) Form 25A-R740, or Benefit Statement \(Business\) Form 25A-R743\)](#));
- letter of final offer and intent to condemn; and
- [Purchase Voucher Form 25A-R682](#) to the Clerk of Court for the acquisition amount.

6.5.10. Conclusion of Negotiations

Title Clearance

Carefully analyze every encumbrance given or listed in a current title report or provided by the owner and make a good faith effort to clear all encumbrances noted in the title report. For instance, the property may be involved in foreclosure, divorce proceedings, or bankruptcy, or there may be a lien on the property (such as a Federal tax lien filed by the IRS).

If an encumbrance or break in the chain of title cannot be cleared with reasonable effort, request a review by a title examiner through the appropriate supervisor. The title examiner must make a written statement of the problem and an analysis of the potential liability to the agency if the encumbrance or break is not cleared. The examiner may recommend one of the three following actions:

- The agent should continue the process, with recommended instructions for clearance of specific items;
- Condemnation for title purposes; or

- No further action should be taken due to limited potential liability to the agency.

If the title examiner recommends that no further action be taken, written concurrence must be added to the recommendation by the acquisition supervisor, and the document must be approved by the Regional ROW Chief. The document is a part of the permanent parcel file, and the item is considered to be cleared for title purposes.

With the approval of the Regional ROW Chief, encumbrances to title may not need to be cleared for acquisitions valued at \$10,000 or less.

Reimbursement of Incidental Expenses

The owner of the real property shall be reimbursed for all reasonable expenses the owner necessarily incurred for:

- (1) Recording fees, transfer taxes, documentary stamps, evidence of title, boundary surveys, legal descriptions of the real property, and similar expenses incidental to conveying the real property to the agency. However, the agency is not required to pay costs solely required to perfect the owner's title to the real property;
- (2) Penalty costs and other charges for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property; and
- (3) The pro rata portion of any prepaid real property taxes which are allocable to the period after the agency obtains title to the property or effective possession of it, whichever is earlier.

Whenever feasible, the agency shall pay these costs directly to the billing agent so that the owner will not have to pay such costs and then seek reimbursement from the agency. See [49 CFR 24.106](#).

Prepare a separate purchase voucher (or equivalent document) for incidental expenses. The State will reimburse prepaid property taxes and special assessments prorated from the date of the warranty deed. Verify the tax payment status at the taxing authority's office, break the annual tax down to a daily rate, and multiply that rate times the number of days left in the calendar year from the date of the signature on the warranty deed. Apply this rate only

to the portion of property actually acquired. For example:

Amount owner paid in property taxes (from tax receipt): \$1,200

$\$1,200 \times 20\% \text{ (percentage of property acquired)} = \$240 \text{ (property tax on percentage of property acquired)} \div 365 \text{ days} = \$0.66/\text{day} \text{ (the property tax paid per day)} \times 165 \text{ (the number of days owner owned parcel this year)} = \$108.49 \text{ (taxes the property owner owes on acquisition)}$

Reimbursable expense: \$240 (property tax on percentage of property acquired) - \$108.49 (taxes the property owner owes on acquisition) = \$131.51 (reimbursement for prepaid property taxes due to the owner).

If the owner prepaid the taxes, DOT&PF automatically refunds any pro rata amount over \$10 and smaller amounts only at the owner's request. The agency must reimburse any other incidental payments (boundary surveys, title, prepayment penalties, re-conveyance fees, etc.) incurred by the owner in transferring the property. If the owner is dissatisfied with the calculated amount, advise the owner that they may make an appeal to the Regional ROW Chief.

Reimbursement of Litigation Expenses

The owner of the real property shall be reimbursed for any reasonable expenses, including reasonable attorney, appraisal, and engineering fees, which the owner actually incurred because of a condemnation proceeding, if:

- (a) The final judgment of the court is that the agency cannot acquire the real property by condemnation;
- (b) The condemnation proceeding is abandoned by the agency other than under an agreed-upon settlement; or
- (c) The court having jurisdiction renders a judgment in favor of the owner in an inverse condemnation proceeding or the agency effects a settlement of such proceeding.

See [49 CFR 24.102\(l\)](#) and [§24.107](#).

6.5.11. Acquisition Package

Complete the acquisition package and include the following:

- [Memorandum of Agreement Form 25A-R605](#);
- deed, other conveyance documents, easement, or permit;
- [Final Disposition Form 25A-R688](#);
- [ROC Form 25A-R685](#);
- [Purchase Voucher Form 25A-R682](#) (if more than one, number "1 of ___," "2 of ___," etc.);
- Disclaimer of Interest (tenant-owned improvements);
- Report for Property Management Unit;
- appraisal or waiver valuation;
- current title; and
- any other pertinent or helpful documents.

Submit the package to the ROW agent supervising acquisitions. Upon acceptance, ensure that all appropriate documents are recorded and submitted for payment.

6.5.12. Payment Required Before Taking Possession of Real Property

Before requiring the owner to surrender possession of the real property, the agency shall pay the agreed purchase price to the owner, or in the case of a condemnation, deposit with the court, for the benefit of the owner, an amount not less than the agency's recommended appraisal of the fair market value of such property, or the court award of compensation in the condemnation proceeding for the property. In exceptional circumstances, with the prior approval of the owner or the owner's designated representative, the agency may obtain a Right-of-Entry for construction purposes before making payment available to an owner. See [49 CFR 24.102\(j\)](#), and [49 CFR Appendix-A-to-Part-24](#) "Section 24.102(j) Payment before taking possession".

6.5.13. Civil Rights Survey

Distribute Ex. 6-8 Title VI (Civil Rights) Acquisitions Survey after (or with) payment and direct the property owner to return the survey directly to CRO.

6.6. Right of Entry

The agency may obtain a Right of Entry for construction purposes before making payment to the owner only in the exceptional case, such as an emergency project, when there is no time to make an appraisal and purchase offer and the property owner is agreeable to the process. Do not use rights of entry solely to meet a predetermined construction schedule, unless the project itself is of an emergency nature. See [49 CFR 24.102\(j\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.102\(j\) Payment before taking possession”](#).

Rights of Entry are not acceptable for construction of FAA projects since they don't provide permanent interests.

Obtain prior approval from the Statewide Chief Engineer or designee for a Right of Entry on Federal-aid highway projects. Deliver an informational copy of the approval to the FHWA Division Administrator.

6.7. Archaeologically Significant Sites

If the remains of archaeological or paleontological significance are encountered during the project, the agency must abide by the National Historic Preservation Act Archeological Resources Protection Act ([16 USC 470 et seq.](#) and [54 USC 300101](#)). If the grave is that of a Native American, the agency must abide by the Native American Graves Protection and Repatriation Act ([25 USC 3001, et seq.](#)) and coordinate with the local contact person. Notify the Project Manager immediately that any activity in the area of the grave must be stopped and the grave protected.

6.7.1. Identification of the Grave

Make every effort to identify each grave to be relocated. After a grave is identified, request a copy of the death certificate of the deceased from the Alaska Bureau of Vital Statistics (Division of Public Health, Department of Health and Social Services). Include the person's name and the date and place of death if known. If unable to identify a grave, document it by an affidavit indicating that a diligent and prudent attempt was made.

6.7.2. Permission of Heirs or Survivors

Heirs may have substantial legal and emotional interests in the buried remains of a deceased person. To protect the agency's interests, make every effort to locate the closest heirs. If none can be found,

locate the group with the closest cultural affiliations. When the heirs or cultural affiliates are located, secure a signed document stating consent to relocate the deceased. If heirs or a cultural group cannot be found, prepare an affidavit that sets out all of the details and extent of the search. If the gravesite is that of a Native American, obtain permission to relocate from the tribe, Native group, or group of closest known cultural affiliation.

6.7.3. Permits Required

When a body is to be relocated, the Bureau of Vital Statistics requires a Burial-Transit Permit and a Disinterment Permit issued by the local magistrate or the Bureau of Vital Statistics ([AS 18.50.250](#)). The permit also authorizes transportation, interment, or other final disposition of the body ([7 AAC 05.540](#)).

6.7.4. Notices and Public Health Protective Measures

Notify the Department of Health and Social Services of any disinterment plans. They may furnish special handling instructions. Obtain a letter of approval for disinterment from the Bureau of Vital Statistics by submitting a copy of the death certificate, if possible, and a brief statement of the proposed disinterment and interment plan.

6.7.5. Procedures

Follow these procedures:

1. Identify the deceased.
2. Obtain the death certificate or prepare appropriate affidavit of identification.
3. Take photographs.
4. Locate and secure permission from heirs or closest cultural affiliates.
5. Agree with heirs on a location for interment.
6. Agree with heirs on a minimum casket and grave box.
7. Agree with heirs on a minimum grave marker (bronze or stone) if no existing marker is in place.
8. Obtain at least two estimates from licensed morticians; an estimate must include the following:
 - a. burial plot (closest cemetery);

- b. minimum casket and grave box; if casket is not required, appropriate burial bags;
- c. grave marker;
- d. labor (detailed); and
- e. other expenses as required (detailed).

9. Obtain a Burial-Transit Permit (as described earlier in this section) and approval letter.

**Early Acquisition/Corridor Preservation options
allowable under 23 USC 108; 23 CFR 710.501 and .503; and 23 CFR 771.113; and MAP-21**

Option 1	<p>State-funded with no match nor reimbursement</p> <ul style="list-style-type: none"> • Comply with the Uniform Act • Comply with Title VI of the Civil Rights Act of 1964 (Title VI) • Cannot have an adverse environmental impact • Cannot limit the choice of reasonable alternatives
Option 2	<p>State-funded with matching credit</p> <ul style="list-style-type: none"> • Comply with the Uniform Act • Comply with Title VI • Cannot involve Section 4(f) lands • The agency determines that the action does not influence NEPA • FHWA concurs with the agency's NEPA determination • Only the cost of the acquisition (not appraisal, title search, relocation, etc.) can be used as the match • The agency determines which value will be determined as match: current FMV or historical (this determination will be applied every time match is requested) • The procedure for requesting and processing matching credit must be in an approved ROW Manual • The credits to the agency's matching share cannot exceed the agency's matching share of the total cost of the project • "Excess" credits cannot be used on other projects • The agency assumes the risk
Option 3	<p>State-funded with Federal reimbursement</p> <ul style="list-style-type: none"> • Comply with the Uniform Act • Comply with Title VI • Cannot involve Section 4(f) lands • The agency must have a comprehensive and coordinated land use, environmental, and planning process • Before acquisition, the acquisition must be certified by the Governor (or designee) as consistent with the agency's plans • The acquired property must be included in the chosen alternative • The agency determines that the action does not influence NEPA • FHWA concurs with the agency's NEPA determination • Environmental compliance is completed prior to reimbursement
Option 4	<p>Federally-funded early acquisition</p> <ul style="list-style-type: none"> • The acquisition must be programmed as a project in the approved STIP • The acquisition may be a single parcel or a corridor • The agency must certify that the acquisition(s): <ul style="list-style-type: none"> ○ is for the transportation purpose; ○ does not cause adverse environmental ○ does not limit the reasonable alternatives ○ does not prevent impartial decision making on the alternatives ○ was acquired without threat of condemnation ○ does not result in a reduction of benefits or assistance ○ has independent utility ○ does not limit consideration of alternatives for future transportation improvements • NEPA review must be completed and approved by FHWA • The land(s) acquired may not be improved (developed), this includes any activity related to demolition, site preparation, or construction that is not necessary to protect public health or safety. See 23 CFR 710.501(f).
<p>Other items of note:</p> <ul style="list-style-type: none"> • Consider developing a revolving acquisition fund • Early acquisition can be considered a subset of corridor preservation • Consider other actions that can be taken to preserve corridors – building restrictions or zoning 	

**Figure 6-2
Options for Early Acquisition/Corridor Preservation**

10. Follow appropriate bid procedures.

11. Monitor the contract.

6.8. Early Acquisition

Early acquisition means acquiring parcels for a project before the normal sequence of acquisition events. FAA does not have an early acquisition process. FHWA may approve early acquisition for a highway project in certain situations, as explained in the remainder of this section. See Fig. 2 and Ch. 2.

Generally, any acquisition that occurs early (prior to approval of a project's Environmental Document) is ineligible for Federal participation. However the agency may undertake early acquisition under [23 CFR 710.501](#) for corridor preservation, access management, or other purposes. See Fig. 6-1. Prior approval from FHWA is necessary to ensure Federal-aid participation.

The following early acquisitions are available prior to an Environmental Document:

- acquisition using State funds with project matching credit;
- Federally-funded advance acquisition, such as for protective buying; and
- hardship acquisition; and State-funded early acquisition requesting reimbursement.

See Fig. 6-2 Options for Early Acquisition/Corridor Preservation.

Regardless of the process chosen, early acquisition has risks. The Regional ROW Chief should evaluate the following risks before recommending early acquisition activities:

- project becoming ineligible for Federal funds because the procedures were not followed;
- potential to prejudice route selection, which threatens Federal funding to the overall project;
- perception that it circumvents or conflicts with environmental process. Acquisition of property can't influence the environmental assessment of a project, including the need for the project or route selection;
- design issues (total or partial, redesign, etc.);
- public opposition; or

- maintenance, lease, or disposal issue if project does not get built or other alternatives are chosen.

Early acquisition procedures are the same as standard acquisition, except that the former requires additional documentation and possibly different funding sources.

If State funds are used for early acquisition, no demolition or development of the property shall occur until the environmental process is complete. If Federal funds are used under 6.16.2, no ground disturbance, demolition, or development of the property is allowed until final FHWA certification of the project is obtained. Parcels impacted by Sec. (4)(f) cannot be acquired until an Environmental Document has been approved.

All early acquisitions must be incorporated into a Federal-aid project within 20 years following the fiscal year for which the request is made, unless the U.S. Department of Transportation Secretary determines that a longer period is reasonable.

6.8.1. Early Acquisition Using State Funds with Project Matching Credit

The agency may use its own funds to purchase right of way prior to approval of the Environmental Document and may apply the purchase price (or if donated, the fair market value) toward its share of project costs if it meets the requirements of [23 CFR 710.501 \(c\)](#). See Donation section in this chapter for information more information.

Early acquisition procedures are generally used to preserve a corridor for a future highway location, or to provide access management. While the acquisition costs are not eligible for Federal-aid reimbursement, they may become eligible as a credit toward the agency's share of a Federal-aid project. For that to happen, the following criteria apply:

- property was lawfully obtained;
- property was not parkland subject to [23 USC 138](#);
- property was not subject to National Historic Preservation Act procedures under [54 USC 100101](#);
- property was acquired in accordance with [49 CFR 24](#);

- the agency complied with the Title VI of the Civil Rights Act of 1964;
- acquisition did not influence the environmental assessment for the project; and
- property will be incorporated into a Federal-aid project.

ROW agents must follow the Uniform Act and [49 CFR 24](#) to preserve the project's eligibility for Federal participation.

To be eligible for the project cost credit, the Regional ROW Chief must demonstrate compliance with the Uniform Act and the requirements of [23 CFR 710.501 \(c\)](#) to FHWA for each parcel acquired. See [49 CFR 24.101](#) and [49 CFR Appendix-A-to-Part-24](#) "Section 24.101(a) Direct Federal program or project".

6.8.2. Advance Acquisition Using Federal Funds

When using Federal funds for advance acquisition, the right-of-way acquisition is a stand-alone project with parcel-specific [Statewide Transportation Improvement Plan](#) (STIP) and Environmental Documents (National Environmental Policy Act ([42 USC 4321 et seq.](#) also known as NEPA)). In accordance with [23 CFR 710.501 \(e\)](#), the Regional ROW Chief must certify to FHWA, in writing, that:

- the agency has authority to acquire the real property interest under State law; and
- the acquisition;
 - is for a transportation project or program eligible for funding under Title 23 that will not require FHWA approval under [23 CFR 774.3](#);
 - will not cause significant adverse environmental impacts either as a result of the Early Acquisition Project or from cumulative effects of multiple Early Acquisition Projects carried out under this section in connection with a proposed transportation project; and
 - will not limit the choice of reasonable alternatives for a proposed transportation project or otherwise influence the decision of FHWA on any approval required for proposed transportation project;

- will not prevent the lead agency from making an impartial decision as to whether to accept an alternative that is being considered in the environmental review process for a proposed transportation project;
- is consistent with the STIP process under [23 USC 135](#);
- complies with other applicable Federal laws (including regulations, *i.e.* the Uniform Act);
- will be acquired through negotiation, without the use of condemnation; and,
- will not result in a reduction or elimination of benefits or assistance to a displaced person required by the Uniform Act and Title VI of the Civil Rights Act of 1964 ([42 USC 2000d et seq.](#)); and
- the Early Acquisition Project is included as a project in an applicable transportation improvement program under [23 USC 134](#) and [135](#) and [49 USC 5303](#) and [5304](#); and
- the environmental review process for the Early Acquisition Project is complete and FHWA has approved the Early Acquisition Project. The Early Acquisition Project must comply with all applicable environmental laws.

The environmental process and approved documentation must be completed on each real property acquisition before authorizing Federal funds for this method.

The Regional ROW Chief certification should be substantially similar to the following:

"I certify that the advance acquisition complies with applicable Federal laws and regulations and is only for transportation purposes. The advance purchase of right of way will not influence the outcome of alternatives considered during the future project's NEPA process nor will it cause any significant environmental impacts (to the property). The acquisition will not be done under threat of condemnation and the advance acquisition will not reduce or eliminate relocation benefits. Demolition of any improvement on the property or other irrevocable actions will not be taken until NEPA for the overall project is

complete and the need for right of way is documented.”

Protective Buying

Protective buying involves using Federal funds to acquire land within an identified corridor when the owner has *known* plans to develop the property in a way that precludes future transportation uses.

Property offered for sale within an area of rapid commercial, industrial, or residential development could also be purchased through this method.

Protective Buying Acquisitions must meet the following conditions for Federal funding:

- project is included in the currently approved STIP;
- the agency has complied with applicable public involvement requirements in [23 CFR 450](#) and [23 CFR 771](#);
- determination has been completed for any property subject to the provisions of [23 USC 138](#);
- procedures of the Advisory Council on Historic Preservation are completed for properties subject to [54 USC 100101](#); and
- acquisition may not influence the environmental process, including the decision to construct the project or the selection of a specific location [[23 CFR 710.503 \(d\)](#)].

The Regional ROW Chief must clearly demonstrate that a development is imminent and such development would limit future transportation choices. Further guidance on Protective Buying can be found in [23 CFR 710.503](#).

Hardship Acquisition

Hardship acquisitions are found in [23 CFR 710.503 \(c\)](#). Hardship acquisitions are permissive and not mandatory. The agency may elect to conduct hardship acquisitions or not to utilize this advance acquisition technique.

When the Regional ROW Chief accepts and concurs with a hardship acquisition request by a property owner, FHWA does not require the agency to accelerate condemnation. If a negotiated agreement cannot be reached with the property owner, the agency may defer acquisition of the property to the time it would occur in the normal project schedule. The ROW agent should inform the property owner

of this possibility when it accepts for processing a hardship acquisition request.

Generally, hardship acquisitions are initiated by property owners who will experience a justified hardship, based on health, safety or financial reasons, if they continue ownership of a parcel until the normal project acquisition phase. The owners' application must set forth the exact circumstances creating the hardship and conclude that the only appropriate action is an immediate sale. At a minimum, the property owner must demonstrate that remaining in possession of the property creates an undue hardship compared to other property owners and the property owner is unable to sell the property because of the impending project.

The acquisition must meet [23 CFR 701.503](#) to be eligible for Federal funds. The Regional ROW Chief must demonstrate the following conditions are met:

- project is included in the currently approved STIP;
- the agency has complied with applicable public involvement requirements in [23 CFR 450](#) and [23 CFR 771](#); and
- acquisition may not influence the environmental process, including the decision to construct the project or the selection of a specific location [[23 CFR 710.503 \(d\)](#)].

The Environmental Section determines:

- whether the property is parkland subject to [23 USC 138 \(d\) \(1\)](#) [also known as Section 4 (f)];
- whether the property is subject to Historic Preservation procedures under [16 USC 470](#) and, if so, that those procedures are completed; and
- acquisition will not influence the environmental process.

The Regional ROW Chief must submit proper documentation to show that the acquisition is in the public interest and is necessary for one of the following reasons:

- to alleviate particular hardship to a property owner in contrast to others because of documented health, safety, or financial reasons, including an inability to sell the property at fair market value within the time that would be

typical for property that is not impacted by the impending project (the property owner must submit this in writing to the Regional ROW Chief); or

- to prevent imminent development of a parcel that may be needed for a proposed transportation corridor or site. Documentation must clearly demonstrate that development of the land would preclude future transportation use and that such development is imminent. Advance acquisition is not permitted for the sole purpose of reducing the cost of property for a proposed project.

The advance acquisition may not influence the environmental process, including the decision to construct the project or the selection of a specific NEPA alternative. All operating procedures affecting appraisal, negotiations, and relocation are applicable.

Use sound judgment in requesting approval of the acquisition. If the property is not incorporated (either in whole or in part) in the final ROW project, Federal funds will not participate in the cost of the property. If FHWA authorizes the acquisition, Project Control must process a PDA when it receives a current cost estimate that authorizes the region to proceed with the acquisition.

- State has a mandatory comprehensive and coordinated land use, environment, and transportation planning and the acquisition is certified by the Governor or designee as consistent with the plan before the acquisition;
- acquisition is determined in advance by the Governor or designee to be consistent with the STIP;
- alternative for which the real property interest is acquired is selected by the agency in consideration of the environmental impacts of various alternatives;
- NEPA and all other required environmental documentation is completed before the time that the cost incurred by the agency is approved for Federal participation; and
- property acquired in advance of FHWA approval or authorization did not influence the environmental assessment of the project, the decision relative to the need to construct the project, or the selection of the project design or location.

Due to the additional need to have executive branch involvement, the Regional ROW Chief should exercise sound judgment and planning when seeking reimbursement as opposed to credit for early acquisitions.

The agency may use its own funds to purchase rights of way prior to an Environmental Document and be reimbursed. However, this requires meeting the very stringent conditions of [23 USC 108\(c\) \(3\)](#), as explained in [23 CFR 710.501\(d\)](#).

To be eligible for reimbursement the real property interests acquired must be incorporated into a project eligible for surface transportation program funds and the acquisition must be necessary to preserve environmental and scenic values.

Furthermore, in addition to the requirements contained throughout this chapter, the Regional ROW Chief must demonstrate, and FHWA must find that:

- any land acquired, and relocation assistance provided, complied with the Uniform Act;
- requirements of Title VI of the Civil Rights Act of 1964 have been complied with;

Date:

RE: Project Name _____
State Project No. _____
Federal-Aid Project No. _____
Parcel Number _____ Unit Number _____

SUMMARY STATEMENT AND OFFER TO PURCHASE LETTER

Dear _____:

By now, you are aware that the State of Alaska, Department of Transportation & Public Facilities (DOT&PF) is preparing to [describe project].

As part of the project, we need to purchase your property and/or property rights, since a portion of the new construction will extend approximately _____ feet onto your property. I am DOT&PF's Agent in completing this transaction.

Your property has been examined by qualified appraisers and appraisal reviewers who have carefully considered all of the elements that contribute to the fair market value of your property. The just compensation (based on the fair market value) for your property has been determined to be \$_____ for [insert appropriate Option and Clauses from Page 2 of this exhibit].

Please consider this our full price offer to purchase your property per DOT&PF's policy to offer Fair Market Value as required.

The exact location and size of your property to be purchased is described on the enclosed Warranty Deed with the attached parcel plat. Other documents necessary to purchase your property are enclosed, including the Memorandum of Agreement, Purchase Voucher(s), Easement and Construction Permit. The enclosed brochure provides additional information about right-of-way acquisition procedures.

Your lending institution may require payment of funds for a partial release of those lands being acquired. After we have obtained all necessary releases, we will send the sale proceeds to you. The State of Alaska will reimburse prorated property taxes to you based on the percentage of your property acquired.

Please feel free to call me at [phone] if I can be of assistance in this matter.

Sincerely,

_____, Right-of-Way Agent

Enclosures

Exhibit 6-1
Summary Statement and Offer to Purchase Letter
Page 1 of 2

CERTAIN ELEMENTS ARE REQUIRED BY [49 CFR 24.102\(e\)](#). ONLY THE OPTIONAL PARAGRAPHS THAT ARE APPLICABLE TO EACH INDIVIDUAL CASE ARE INCLUDED IN THE LETTER

OPTION 1: (Total Acquisition: Add Clause C as required)

... determined to be \$ _____ for fee simple interest in [square feet/acres] of land and [house, garage, pump house and pump, etc., as applicable in each case]

OPTION 2: (Partial Acquisition: Add Clauses A, B and C as required)

...determined to be \$ _____ for fee simple interest in [square feet/acres] of land [, access rights,] and [house, garage, etc.] including \$ _____ for all [severance or proximity] damages.

OPTION 3: (Used for less than fee acquisition: Add Clauses B and C as required)

... determined to be \$ _____ for [an easement/permit, etc.] across the portion of your property. This offer consists of \$ _____ for loss in fair market value (damages) to your property and \$ _____ for [list any improvements to be acquired].

OPTION 4: (Used for acquisition of access rights only: Add Clauses A and B as required)

...determined to be \$ _____ for the purchase of access rights only.

OPTION 5: (Used for tenant-owned improvements or other separately held interests: Add Clause C)

... determined to be \$ _____ for the purchase of improvement

Additional Clauses

CLAUSE A: (If there is an uneconomic remnant, add):

DOT&PF has determined that the acquisition of the needed right of way will leave you with a remainder containing an area of _____. If you wish to keep this remainder, you may do so; however, if you prefer to sell it, the State will pay you the fair market value of \$ _____ for this remainder. This would be in addition to the amount offered in this letter for the purchase of the needed property.

CLAUSE B: (Used in cases involving special benefits)

DOT&PF's appraisal conclude(s) that the completion of this project enhances the fair market value of your remaining property in the amount of \$(Item 1) _____ ; therefore, special benefits in the amount of \$(Item 2) _____ have been deducted from the damages of \$ _____ .

Item 1: Enter the total amount of special benefits as shown on the Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#)).

Item 2: Enter the amount of special benefits that have been deducted in computing the offer. This amount cannot exceed the amount of damages, if any, to the remainder of the property.

CLAUSE C: (If ROW Chief has approved owner's request to retain certain improvements in acquisition area - see Ch. 6 of the [Alaska Right-of-Way Manual](#).)

If you choose to keep and remove from the site the improvements (or other separately held ownership interests), described as: _____, you may retain them by paying the retention value of \$ _____ and by posting a performance deposit of \$ _____. Deducting them from the amount of the purchase price offered may pay both of these.

Exhibit 6-1
Summary Statement and Offer to Purchase Letter
Page 2 of 2

Date _____

Project Name: _____

Project No. _____

Parcel No. _____

Division Administrator

Federal Highway Administration

P.O. Box 21648

Juneau, AK 99802-1648

Dear Sir:

Enclosed is an application to the Bureau of Land Management for a _____ on Public Domain. The land(s) applied for is/are needed for construction and/or maintenance of a Federal-Aid (Highway)/(Airport) located at or near _____.

Please forward the application to the Bureau of Land Management with your recommendation for concurrence, based on the Interagency Agreement dated July 27, 1982.

We appreciate your assistance.

Sincerely yours,

Right-of-Way Chief

Enclosures

Exhibit 6-2
Sample Appropriation Request Letter (BLM)

Date _____

Project Name: _____
Project No. _____
Parcel No. _____

Division Administration
Federal Highway Administration
P.O. Box 21648
Juneau, AK 99802-1648

Dear Sir:

The Department of Transportation & Public Facilities hereby applies for right of way on Forest Service land located as hereinafter more particularly described, and states:

- This application is being filed under the Act of August 27, 1958 (72 Stat. 916, 23 USC 317).
- This application is an amendment to Application No. _____.
- That the rights-of-way sought to be acquired are necessary in order to construct and/or maintain a (highway) (airport) connecting the towns of (or located in) _____ in the State of Alaska.
- That the desired right of way will occupy a total of _____ acres, more or less.
- That the total centerline length of the desired right of way is _____ miles, more or less.
- That construction will be undertaken during the _____ construction season, scheduled to begin _____.
- The Department of Transportation & Public Facilities requests immediate right of entry pending final grant of right of way.

The Department of Transportation & Public Facilities agrees that the application, if approved, will be subject to the terms and conditions of the applicable regulations of the Department of Agriculture and agrees to utilize the right of way requested within ten (10) years following the transfer of the land.

In support of this application and in compliance with the rules and regulations of the Department of Agriculture governing rights-of-way, the following are attached and made a part thereof:

Four (4) parcel descriptions of this application, together with four (4) plats are submitted, showing the location of the land to be acquired. No field notes are attached, since all angles and dimensions constituting the field notes are shown thereon.

(Use one of the following statements as appropriate)

In accordance with Federal regulations, the project has been reevaluated and the project will not adversely affect the environment. A Finding of No Significant Impact (FONSI) is attached.

The final Environmental Assessment (Impact Statement) for this project has been (was) approved on _____.

WHEREFORE, the applicant requests that the right of way herein applied for be approved.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

Right-of-Way Chief

Exhibit 6-3
Sample Appropriation Request Letter (Forest Service)

APPLICANT'S CERTIFICATE

This is to certify that _____, who subscribed the statement hereon, is the person employed by the undersigned applicant to supervise the preparation of this map, which has been adopted by the applicant as the approximate final location of the project hereby shown; and this map is filed as part of the complete application and, in order that the applicant may obtain the benefits of the Act of August 27, 1958 (72 Stat. 885, 23 USC 317), and I further certify that the right of way herein described is desired for Alaska Project No._____.

_____, Director, Design and Construction
_____, Region

Attest: _____

Exhibit 6-4 Applicant's Certificate

HIGHWAY EASEMENT DEED

FOR HIGHWAY RIGHT OF WAY ON BLM PROPERTY

THIS DEED, made this _____ day of _____, 20_____, by and between the UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, hereinafter referred to as the DEPARTMENT, and the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, hereinafter referred to as the STATE:

W I T N E S S E T H :

WHEREAS, the STATE has filed application under the provisions of the Act of Congress of August 27, 1958, as amended (23 USC Sec. 317), for a right of way of a highway over certain Federal land under the jurisdiction of the DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT in the State of Alaska, and,

WHEREAS, the Federal Highway Administrator, pursuant to delegation of authority from the Secretary of Transportation, has determined that an easement over the land covered by the application is reasonably necessary for a right of way for _____, _____ Highway, _____, Project _____; and,

WHEREAS, the DEPARTMENT OF THE INTERIOR, acting by and through the BUREAU OF LAND MANAGEMENT, in its consent to the appropriation of the Federal land, has agreed to the transfer by the DEPARTMENT of an easement over the land to the STATE;

NOW, THEREFORE, the DEPARTMENT, as authorized by law and in compliance with all requirements imposed by or pursuant to Title 49 CFR, DEPARTMENT OF TRANSPORTATION, Subtitle A, Office of Secretary, Part 21, nondiscrimination in Federally-assisted programs of the DEPARTMENT OF TRANSPORTATION (49 CFR 21.2 - 21.23) pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC 2000d to 2000d-4), does hereby grant to the STATE an easement for a right of way for the construction and maintenance of the _____ Highway, a Federal-Aid _____ Highway, and use of the space above and below the existing ground surface for highway purposes on, over, across, in and upon the following described Federal land within _____, _____ Meridian, _____ Recording District, State of Alaska, as shown on the right of way plans dated _____, sheets _____, marked as Exhibit A, and attached hereto and made a part hereof, subject, however, to the following terms and conditions:

- 1) Outstanding valid claims, if any, existing on the date of this grant, and the STATE shall obtain such permission as may be necessary on account of any such claims.
- 2) Use of the right of way is to be undertaken by the STATE in compliance with the Act entitled "An Act for the Preservation of American Antiquities" approved June 8, 1960, (34 Stat. 225, 26 USC 432-433), and State laws where applicable.
- 3) The easement herein granted shall terminate 10 years from the date of the execution of this deed by the UNITED STATES OF AMERICA in the event development of the right of way has not commenced during such period.

Exhibit 6-5
Highway Easement Deed (Highway ROW on BLM Property)
Page 1 of 4

4) The easement herein granted is limited to use of the described right of way and the space above and below the existing ground surface for the purpose of development and maintenance of a right of way in accordance with the approved plans described in the following condition No. 5 and does not include the grant of any rights for non-highway purposes or facilities: Provided, that the right of the BUREAU OF LAND MANAGEMENT to use or authorize the use of any portion of the right of way for non-highway purposes shall not be exercised when such use would be inconsistent with the provisions of Title 23 of the United States Code and of the Federal Highway Administration Regulations issued pursuant thereto or would interfere with the free flow of traffic or impair the full use and safety of the highway, and in any case the DEPARTMENT shall be consulted prior to the exercise of such rights: and provided, further that nothing herein shall preclude the BUREAU OF LAND MANAGEMENT from locating DEPARTMENT OF THE INTERIOR information signs on the portions of the right of way outside of development limits as long as concurrence to do so is first obtained from the STATE.

5) The use of this right of way will be in accord with the provisions of Title 23, U.S. Code-Highways, and amendments; the provisions of regulations issued pursuant thereto; the construction specifications of the STATE highway department as approved by the DEPARTMENT for use on Federal-aid projects; and the following terms and conditions specified by the BUREAU OF LAND MANAGEMENT attached as Exhibit _____.

6) Consistent with highway safety standards, the STATE shall protect and preserve soil and vegetative cover and scenic and aesthetic values on the right of way outside of development limits.

7) The STATE shall maintain this right of way to acceptable standards of repair, orderliness, neatness, sanitation and safety.

8) The STATE shall maintain the right of way clearing by means of chemicals only after specific written approval has been given by the DEPARTMENT after consultation with the BUREAU OF LAND MANAGEMENT. Application for such approval must be in writing and specify the time, methods, chemicals and the exact portion of the right of way to be chemically treated.

9) When need for the easement herein granted shall no longer exist and the area has been reasonably rehabilitated to protect the public and environment, the STATE shall give notice of that fact to the DEPARTMENT and the rights herein granted shall terminate and the land shall immediately revert to the full control of the Secretary of the DEPARTMENT OF THE INTERIOR or his assigns.

The STATE, in consideration of the conveyance of said land, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns that:

(a) no person shall, on the grounds of race, color, national origin, gender, age, income, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such land hereby conveyed;

(b) that the STATE shall use said land so conveyed in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in Federally-assisted programs of the Department of Transportation, in effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended.

Exhibit 6-5
Highway Easement Deed (Highway ROW on BLM Property)
Page 2 of 4

In the event of breach of any of the above-mentioned nondiscrimination conditions, the DEPARTMENT shall have the right to enter said land and facilities on said land, and the above-described land and facilities shall thereupon revert to and vest in and become the absolute property of the Secretary of the DEPARTMENT OF THE INTERIOR and its assigns, as such interest existed prior to this instrument.

IN WITNESS WHEREOF, I, _____, Division Administrator for Alaska, pursuant to delegations of authority from the Secretary of Transportation and the Federal Highway Administrator, by virtue of authority in me vested by law, have hereunto subscribed my name as of the day and year first above written.

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

By:

Name: _____
Division Administrator, Alaska Division

STATE OF ALASKA)

) ss.

_____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, do hereby certify that on the _____ day of _____, 20____, before me personally appeared _____, being to me personally known and known to me to be the Division Administrator for the Alaska Division, Federal Highway Administration, and acknowledged that the foregoing instrument bearing the date _____, 2____, was executed by him in his official capacity and by authority in him vested by law, for the purposes and intents in said instrument described and set forth, and acknowledged the same to be his act and deed as Alaska Division Administrator, Federal Highway Administration.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska
My Commission expires: _____

Exhibit 6-5
Highway Easement Deed (Highway ROW on BLM Property)
Page 3 of 4

In compliance with the conditions set forth in the foregoing deed, the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES certifies, and by the acceptance of this deed, accepts the right of way over certain lands herein described and agrees for itself, its successors and assigns forever to abide by the conditions set forth in said deed.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

By:

Name: _____

_____ Region Right-of-Way Chief

For the Commissioner

STATE OF ALASKA)

) ss.

_____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, hereby certify that _____, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as _____ executed the same voluntarily on this day.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska

My Commission expires: _____

DEED APPROVED AS LEGALLY SUFFICIENT

DATE: _____, 20_____

Signature: _____

Name: _____

Assistant Attorney General

Alaska Attorney General's Office

Alaska Bar Association No: _____

Exhibit 6-5
Highway Easement Deed (Highway ROW on BLM Property)
Page 4 of 4

HIGHWAY EASEMENT DEED
FOR A MATERIAL SOURCE ON BLM PROPERTY

THIS DEED, made this _____ day of _____, 20_____, by and between the UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, hereinafter referred to as the DEPARTMENT, and the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, hereinafter referred to as the STATE:

WITNESSETH:

WHEREAS, the STATE has filed application under the provisions of the Act of Congress of August 27, 1958, as amended (23 USC Sec. 317), for a right of way for Material Source _____ over certain Federal land under the jurisdiction of the Department of the Interior, Bureau of Land Management in the State of Alaska, and,

WHEREAS, the Federal Highway Administrator, pursuant to delegation of authority from the Secretary of Transportation, has determined that an easement over the land covered by the application is reasonably necessary for a right of way for a material source; and,

WHEREAS, the Department of the Interior, acting by and through the Bureau of Land Management in its consent to the appropriation of the Federal land, has agreed to the transfer by the DEPARTMENT of an easement over the land to the STATE;

NOW, THEREFORE, the DEPARTMENT, as authorized by law and in compliance with all requirements imposed by or pursuant to Title 49 CFR, DEPARTMENT OF TRANSPORTATION, Subtitle A, Office of Secretary, Part 21, nondiscrimination in Federally-assisted programs of the DEPARTMENT OF TRANSPORTATION (49 CFR 21.2 - 21.23) pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC 2000d to 2000d-4), does hereby grant to the STATE an easement for a material source for the construction and maintenance of the _____ Highway, a Federal-Aid _____ Highway, and use of the space above and below the existing ground surface for highway purposes on, over, across, in and upon Federal land within _____ Meridian, _____ Recording District, State of Alaska, as shown on the plat dated _____, marked as Exhibit A, attached hereto and made a part hereof, subject, however, to the following terms and conditions:

- 1) Outstanding valid claims, if any, existing on the date of this grant, and the STATE shall obtain such permission as may be necessary on account of any such claims.
- 2) Use of the material source is to be undertaken by the STATE in compliance with the Act entitled "An Act for the Preservation of American Antiquities" approved June 8, 1960, (34 Stat. 225, 26 USC 432-433), and State laws where applicable.
- 3) The easement herein granted shall terminate 10 years from the date of the execution of this deed by the UNITED STATES OF AMERICA in the event development of the material source has not commenced during such period.

Exhibit 6-6
Highway Easement Deed (Material Source on BLM Property)
Page 1 of 4

4) The easement herein granted is limited to use of the described right of way and the space above and below the existing ground surface for the purpose of development and maintenance of a material source in accordance with the approved plans described in the following condition No. 5 and does not include the grant of any rights for non-highway purposes or facilities: Provided, that the right of the BUREAU OF LAND MANAGEMENT to use or authorize the use of any portion of the right of way for non-highway purposes shall not be exercised when such use would be inconsistent with the provisions of Title 23 of the U.S. Code and of the Federal Highway Administration Regulations issued pursuant thereto or would interfere with the free flow of traffic or impair the full use and safety of the highway, and in any case the DEPARTMENT shall be consulted prior to the exercise of such rights: and Provided, further that nothing herein shall preclude the BUREAU OF LAND MANAGEMENT from locating DEPARTMENT OF THE INTERIOR information signs on the portions of the right of way outside of development limits as long as concurrence to do so is first obtained from the STATE.

5) The use of this material source will be in accord with the provisions of Title 23, U.S. Code-Highways, and amendments; the provisions of regulations issued pursuant thereto; the construction specifications of the STATE highway department as approved by the DEPARTMENT for use on Federal-aid projects; and the following terms and conditions specified by the BUREAU OF LAND MANAGEMENT attached as Exhibit _____.

6) Consistent with highway safety standards, the STATE shall protect and preserve soil and vegetative cover and scenic and aesthetic values on the right of way outside of development limits.

7) The STATE shall maintain this material source to acceptable standards of repair, orderliness, neatness, sanitation and safety.

8) The STATE shall maintain the right of way clearing by means of chemicals only after specific written approval has been given by the DEPARTMENT after consultation with the BUREAU OF LAND MANAGEMENT. Application for such approval must be in writing and specify the time, methods, chemicals and the exact portion of the right of way to be chemically treated.

9) When need for the easement herein granted shall no longer exist and the area has been reasonably rehabilitated to protect the public and environment, the STATE shall give notice of that fact to the DEPARTMENT and the rights herein granted shall terminate and the land shall immediately revert to the full control of the Secretary of the DEPARTMENT OF THE INTERIOR or his assigns.

The STATE, in consideration of the conveyance of said land, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns that:

(a) no person shall, on the grounds of race, color, national origin, gender, age, income, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such land hereby conveyed;

(b) that the STATE shall use said land so conveyed in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in Federally-assisted programs of the Department of Transportation, in effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended.

Exhibit 6-6
Highway Easement Deed (Material Source on BLM Property)
Page 2 of 4

In the event of breach of any of the above-mentioned nondiscrimination conditions, the DEPARTMENT shall have the right to enter said land and facilities on said land, and the above-described land and facilities shall thereupon revert to and vest in and become the absolute property of the Secretary of the DEPARTMENT OF THE INTERIOR and its assigns, as such interest existed prior to this instrument.

IN WITNESS WHEREOF, I, _____, Division Administrator for the Alaska Division, pursuant to delegations of authority from the Secretary of Transportation and the Federal Highway Administrator by virtue of authority in me vested by law, have hereunto subscribed my name as of the day and year first above written.

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

By:

Name: _____
Division Administrator, Alaska Division

STATE OF ALASKA)

) ss.

_____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, do hereby certify that on the _____ day of _____, 20____, before me personally appeared _____, being to me personally known and known to me to be the Division Administrator for the Alaska Division, Federal Highway Administration, and acknowledged that the foregoing instrument bearing the date _____, 2____, was executed by him in his official capacity and by authority in him vested by law, for the purposes and intents in said instrument described and set forth, and acknowledged the same to be his act and deed as Alaska Division Administrator, Federal Highway Administration.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska

My Commission expires: _____

Exhibit 6-6
Highway Easement Deed (Material Source on BLM Property)
Page 3 of 4

In compliance with the conditions set forth in the foregoing deed, the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, certifies and, by the acceptance of this deed, accepts the right of way over certain lands herein described and agrees for itself, its successors and assigns forever to abide by the conditions set forth in said deed.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

By:

Name: _____
____ Region Right-of-Way Chief
For the Commissioner

STATE OF ALASKA)

) ss.

____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, hereby certify that _____, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as _____ executed the same voluntarily on this day.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska

My Commission expires: _____

DEED APPROVED AS LEGALLY SUFFICIENT

DATE: _____, 20____

Signature: _____

Name: _____

Assistant Attorney General

Alaska Attorney General's Office

Alaska Bar Association No: _____

Exhibit 6-6
Highway Easement Deed (Material Source on BLM Property)
Page 4 of 4

HIGHWAY EASEMENT DEED

FOR HIGHWAY RIGHT OF WAY ON FOREST SERVICE LAND

THIS DEED, made this _____ day of _____ 20____, by and between the UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, hereinafter referred to as the DEPARTMENT, and the STATE OF ALASKA; DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES; hereinafter referred to as the STATE:

W I T N E S S E T H:

WHEREAS, the STATE has filed application under provisions of the Act of Congress of August 27, 1958, as amended (23 USC Sec. 317), for a right of way of a highway over certain land owned by the United States in the State of Alaska which is under the jurisdiction of the Department of Agriculture, United States Forest Service; and,

WHEREAS, this transfer is further authorized under the provisions of the Act of Congress approved October 15, 1966 [80 Stat. 931, 937, Sec. 6 (a) (1) (A)]; and,

WHEREAS, the Regional Federal Highway Administrator, pursuant to delegation of authority from the Secretary of Transportation, has determined that an easement over the land covered by the application is reasonably necessary for a right of way for the existing Alaska Federal-Aid

Highway, Route _____; and,

WHEREAS, the Department of Agriculture, acting by and through the Forest Service, has agreed to the transfer by the DEPARTMENT of an easement over the land to the STATE:

NOW THEREFORE, the DEPARTMENT, as authorized by law, does hereby grant to the STATE an easement for a right of way for the construction, operation, and maintenance of a highway, and use of the space above and below the established grade lane of the highway pavement for highway purposes on, over, across, in and upon the following described lands of the United States within the

National Forest, State of Alaska:

SURVEYED

RANGE ____ TOWNSHIP _____ SECTION(S) _____ MERIDIAN _____

UNSURVEYED

RANGE ____ TOWNSHIP _____ SECTION(S) _____ MERIDIAN _____

and as shown on the following described plats:

Right-of-Way map, Alaska Project sheets marked "EXHIBIT A" attached hereto and made a part hereof, subject, however, to the following terms, conditions and covenants:

(1) Outstanding valid claims, if any, existing on the date of this grant, and the STATE shall obtain such permission as may be necessary on account of any such claims.

(2) The STATE and the Regional Forester shall make determinations as to the necessity for archaeological and paleontological reconnaissance and salvage to the extent determined necessary because of construction of the highway facility is to be undertaken by the STATE in compliance with the Act entitled "An Act for the preservation of American antiquities" approved June 8, 1906 (34 Stat. 225, 16 USC 432-433), and State laws where applicable.

Exhibit 6-7
Highway Easement Deed (Highway ROW on Forest Service Land)
Page 1 of 4

(3) Unless the STATE and Regional Forester stipulate as to a shorter time, the easement herein granted shall terminate ten (10) years from the date of the execution of this deed by the United States of America in the event construction of a highway on the right of way is not started during such ten-year period.

(4) The easement herein granted is limited to use of the described right of way and the space above and below the established grade line of the highway pavement for the purposes of construction, operation and maintenance of a highway in accordance with approved plans and does not include the grant of any rights of non-highway purposes or facilities.

Provided, that the right of the Forest Service to use or authorize the use of any portion of the right of way for non-highway purposes shall not be exercised when such use would be inconsistent with the provisions of Title 23 of the U.S. Code and of the Federal Highway Administration Regulations issued pursuant thereto, would interfere with the free flow of traffic or impair the full use and safety of the highway, and in any case the STATE and the Federal Highway Administration shall be consulted prior to the exercise of such rights: And Provided, Further that nothing herein shall preclude the Forest Service from locating National Forest and other Department of Agriculture information signs on the portions of the right of way outside of construction clearing limits.

(5) Consistent with highway safety standards, the STATE shall:

(a) Protect and preserve soil and vegetative cover and scenic and esthetic values on the right of way outside of construction limits.

(b) Provide for the prevention and control of soil erosion within the right of way and adjacent lands that might be affected by the construction, operation or maintenance of the highway, and shall vegetate and keep vegetated with suitable species, all earth cut or fill slopes feasible for re-vegetation, or other areas on which ground cover is destroyed where it is deemed necessary during a joint review between the Regional Forester and the STATE, shall maintain all terracing, waterbars, lead-off ditches, or other preventative works that may be required to accomplish this objective. This provision shall also apply to slopes that are reshaped following slides that occur during or after construction.

(6) The STATE shall establish no borrow, sand, or gravel pits, stone quarry, or permanent storage areas, sites for highway operation and maintenance facilities, camps, supply depots or disposal areas within the right of way, unless shown on approved construction plans, without first obtaining approval of the Regional Forester.

(7) The STATE shall maintain the right of way clearing limits by means of chemicals only after specific written approval has been given by the Regional Forester. Application for such approval must be in writing and specify the time, method, chemicals, and the exact portion of the right of way to be chemically treated.

(8) The STATE, in consideration of the grant of this easement, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns that:

(a) No persons shall, on the grounds of race, color, national origin, gender, age, income, or disability, be excluded from, participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over or under such lands hereby conveyed;

b) The STATE shall use said easement and right of way so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation, effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

Exhibit 6-7
Highway Easement Deed (Highway ROW on Forest Service Land)
Page 2 of 4

(9) When need for the easement herein granted shall no longer exist, the STATE shall give notice of that fact to the Secretary of Transportation and the rights herein granted shall terminate and the land shall immediately revert to the full control of the Department of Agriculture.

IN WITNESS WHEREOF, I, _____, Division Administrator for the Alaska Division, pursuant to delegations of authority from the Secretary of Transportation and the Federal Highway Administrator by virtue of authority in me vested by law, have hereunto subscribed my name as of the day and year first above written.

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

By:

Name: _____

Division Administrator, Alaska Division

STATE OF ALASKA)

) ss.

_____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, do hereby certify that on the _____ day of _____, 20____, before me personally appeared _____, being to me personally known and known to me to be the Division Administrator for the Alaska Division, Federal Highway Administration, and acknowledged that the foregoing instrument bearing the date _____, 2____, was executed by him in his official capacity and by authority in him vested by law, for the purposes and intents in said instrument described and set forth, and acknowledged the same to be his act and deed as Alaska Division Administrator, Federal Highway Administration.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska

My Commission expires: _____

Exhibit 6-7
Highway Easement Deed (Highway ROW on Forest Service Land)
Page 3 of 4

In compliance with the conditions set forth in the foregoing deed, the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, certifies and, by the acceptance of this deed, accepts the right of way over certain lands herein described and agrees for itself, its successors and assigns forever to abide by the conditions set forth in said deed.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

By:

Name: _____

_____ Region Right-of-Way Chief

For the Commissioner

STATE OF ALASKA)

) ss.

_____ JUDICIAL DISTRICT)

I, _____, a Notary Public in and for the State of Alaska, hereby certify that _____, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as _____ executed the same voluntarily on this day.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public for Alaska

My Commission expires: _____

DEED APPROVED AS LEGALLY SUFFICIENT

DATE: _____, 20____

Signature: _____

Name: _____

Assistant Attorney General

Alaska Attorney General's Office

Alaska Bar Association No: _____

Exhibit 6-7
Highway Easement Deed (Highway ROW on Forest Service Land)
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Alaska DOT&PF Title VI (Civil Rights) Acquisitions Survey

Title VI of the 1964 Civil Rights Act, as amended, 42 USC 2000d, and U.S. Department of Transportation regulations provide that “no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.” The Alaska Department of Transportation and Public Facilities (DOT&PF) strives to ensure compliance on all Federally-funded transportation programs.

To assist DOT&PF in reporting our efforts to observe the provisions of Title VI, we would appreciate your assistance with the following survey. This survey relates to your recent contact with DOT&PF staff regarding the transfer of real property rights. The DOT&PF Right of Way team strives to conduct themselves in compliance with Title VI as well as the Uniform Relocation Assistance and Real Property Acquisition Act (1970).

Completing this survey is voluntary. If you choose to respond, please mark all that apply. Please use the enclosed self-addressed stamped envelope provided. Thank you.

1. Ethnicity/Race:

- Alaskan Native/American Indian
- Asian/Pacific Islander
- Hispanic/Latino
- African American/Black
- White
- Other; _____

2. Gender:

- Male
- Female

4. Disabled:

- Yes
- No

3. Age:

- 1-18
- 19-34
- 35-64
- 65+

5. Veteran Status:

- Yes
- No

Return to DOT&PF CRO

2200 E. 42nd Avenue
PO Box 196900
Anchorage AK 99519-6900

For assistance with this form contact:

[907.269.0851](tel:907.269.0851)
[1.800.770.6236](tel:1.800.770.6236) inside Alaska
907.269.0847 Fax
See <https://dot.alaska.gov/cvlrts/civilrights.shtml> for
additional contact options for assistance.

Title VI authorities:

Federal-Aid Highway Act of 1973
Section of the Rehabilitation Act of 1973
Americans with Disabilities Act of 1990
Age Discrimination Act of 1975
Uniform Relocation Act of 1970
Executive orders 12898 and 13166

Electronic notices are available for the following notices:

- general information and correspondence
- confirmation of owner's receipt of the acquisition and relocation brochures
- [Form 25A-R405 Opportunity to Accompany Appraiser](#)
- approved waiver valuations ([Form 25A-R420 Waiver Valuation](#))
- offers including [Form 25A-R605 Memorandum of Agreement](#) and Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#))
- [Form 25A-R604 Acquisition Incentive Program](#)
- [Form 25A-R705 General Information Notice](#)
- [Form 25A-R713 Comparable Housing Notice](#)
- [Form 25A-R715 Notice of Intent to Acquire](#)
- [Form 25A-R723 Notice of Eligibility](#)
- [Form 25A-R725 Affirmation and Request for Relocation Assistance \(Residential\)](#)
- [Form 25A-R726 Affirmation and Request for Relocation Assistance \(Business\)](#)
- [Form 25A-R730 Benefit Statement \(Owner-Occupant of 180 Days or More\)](#)
- [Form 25A-R733 Benefit Statement \(Occupant Less Than 90 Days\)](#)
- [Form 25A-R735 Benefit Statement \(Owner-Occupant of Less Than 180 Days But More Than 90 Days\)](#)
- [Form 25A-R738 Benefit Statement \(Tenant of More Than 90 Days\)](#)
- [Form 25A-R740 Benefit Statement \(Tenant of Less Than 90 Days\)](#)
- [Form 25A-R742 Benefit Letter \(Business\)](#)
- [Form 25A-R743 Benefit Statement \(Business\)](#)
- [Form 25A-R744 Moving Incentive Program Statement](#)
- [Form 25A-R744 Moving Incentive Program Statement](#)
- [Form 25A-R755 Self-Move Agreement \(Business\)](#)
- [Form 25A-R757 Request for Determination of Entitlement for Payment in Lieu of Moving Costs \(Business or Farm\)](#)
- [Form 25A-R765 Computations for Incidental Expenses and Increased Interest Costs](#)
- [Form 25A-R768 Payment Evaluation \(Rent Supplement\)](#)
- [Form 25A-R770 Claim for Payment \(Rent Supplement\)](#)
- [Form 25A-R773 Payment Evaluation \(Down Payment\)](#)
- [Form 25A-R775 Claim for Down Payment](#)
- [Form 25A-R778 Payment Evaluation \(Replacement Housing Supplement\)](#)
- [Form 25A-R950 Rental Agreement](#)
- [Form 25A-R951 Rental Agreement \(Business Acquisition\)](#)
- [Form 25A-R955 Application for Month-to-Month Rental Agreement](#)
- [Form 25A-R956 Addendum for Month-to-Month Rental Agreement](#)
- [Form 25A-R969 Application to Construct and Maintain a Driveway or Approach Road on Highway Right-of-Way](#)
- [Form 25A-R970 Permit to Construct and Maintain a Driveway or Approach Road on Highway Right-of-Way](#)
- [Form 25A-R975 Application for Temporary Construction Permit](#)
- [Form 25A-R976 Temporary Construction Permit](#)
- [Substitute Form W-9 Taxpayer Identification Number Verification](#)
- [Ex. 6-8 Title VI \(Civil Rights\) Acquisitions Survey](#)

Recipients must opt in to receive notices electronically. Use [Methods of Notice to Owner or Occupant Form 25A-R606](#).

Exhibit 6-9
Notices Available for Electronic Delivery by Opt-In

7. Relocation

- 7.1. Introduction
- 7.2. Displaced Person, Temporary Moves, Emergency Moves, Voluntary Acquisitions
- 7.3. Eligibility for Relocation Services
- 7.4. Relocation Planning
- 7.5. Catalog of Comparable Replacement Housing
- 7.6. Relocation Advisory Assistance Services
- 7.7. 90-Day Homeowner Occupants
- 7.8. 90-Day Tenants and Certain Others
- 7.9. Determining Cost of Comparable Replacement Dwelling
- 7.10. Replacement HLR
- 7.11. Requirement to Purchase Replacement Dwelling
- 7.12. Persons Ineligible to Receive RHP
- 7.13. Utilization of Payment by Displaced Person
- 7.14. Voluntary Sale for HLR
- 7.15. Payment for Residential Moves and Related Expenses
- 7.16. Payment for Nonresidential Moves and Related Expenses
- 7.17. Nonresidential Moves: Preparation of Specifications, Notification, and Inspection
- 7.18. Personal Property Only
- 7.19. Notice of Intent to Acquire, Rehabilitate, or Demolish
- 7.20. Nonresidential Services Provided
- 7.21. Appeals
- 7.22. Moving of Hazardous Materials
- 7.23. Eviction for Cause
- 7.24. Parcels Acquired by Condemnation
- 7.25. Administration Relocation Claim Processing
- 7.26. Civil Rights
- 7.27. Restrictions on Agent Establishing a Relocation Payment

7.1. Introduction

Regulation 49 CFR 24 contains the relocation assistance provisions required on projects financed with Federal funds. Even if Federal funds are not involved in the ROW phase, if Federal funding is used for any phase of the project, the Uniform Act applies. See §24.101 and 49 CFR Appendix-A-to-Part-24

“Section 24.101(a) Direct Federal program or project.” Note that AS 34.60 also incorporates the Uniform Act by reference and thus all relocations must comply, except where otherwise provided.

The Uniform Act ensures that any person displaced as a direct result of a project is treated fairly, consistently, and equitably so as not to suffer disproportionate injuries. Any qualifying displaced person must be fully informed of all rights and entitlements to relocation assistance and payments provided in this chapter. In accordance with 49 CFR 24.207(f), the agency shall not propose or request that a person waive his or her rights or entitlements to relocation assistance and benefits provided by the Uniform Act and this chapter.

The purpose of this chapter is to provide the reference necessary to provide advisory and relocation services required by the Uniform Act. This chapter is divided into sections that provide the agent with an understanding of their responsibilities regarding:

- General planning and relocation expertise needed during project development and the public participation portions of Design.
- Services to be provided to displaced persons.
- Determination of advisory services or benefits.
- Relocation of displaced occupants of dwellings (residential).
- Relocation of businesses, farms and nonprofits (nonresidential).
- Protocol for processing claims.

In addition, 49 CFR 24.205(d) requires relocation activities be coordinated with project work and other displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized. See §24.6.

7.2. Displaced Person, Temporary Moves, Emergency Moves, Voluntary Acquisitions

Note the definition in 49 CFR 24.2(a) for “person” is “any individual, family, partnership, corporation, or association” and thus is not limited to residents or

individuals. The definitions of displaced person and persons not displaced are further defined in [§24.2\(a\)](#). Note, too, that “displaced person” includes guidelines of timeline of displacement. See also [§24.2\(a\)](#) “Displaced person”, “Persons not displaced”, and “Persons required to move temporarily”, and Ch. 12.

7.2.1. Temporary Moves

In accordance with [49 CFR 24.2\(a\)](#) “Persons required to move temporarily”, a person required to move temporarily is a person who is required to move or moves his or her personal property from the real property as a direct result of the project but is not required to relocate permanently. See also [§24.202\(a\)](#) and Ch. 12.

7.2.2. Emergency Moves, Waiver

In accordance with [49 CFR 24.204\(a\)-\(b\)](#), the Federal agency funding the project may grant a waiver of the requirement [§24.204\(a\)](#) in any case where it is demonstrated that a person must move because of:

1. a major disaster as defined in section 102 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended ([42 USC 5122](#));
2. a presidentially declared national emergency; or
3. another emergency which requires immediate vacatin of the real property, such as when continued occupancy of the displacement dwelling constitutes a substantial danger to the health or safety of the occupants or the public.

Whenever a person to be displaced is required to move from the displacement dwelling for a temporary period because of an emergency as described above, the agency shall:

1. take whatever steps are necessary to assure that the person who is required to move from their dwelling is relocated to a DSS dwelling;
2. pay the actual reasonable out-of-pocket moving expenses and any reasonable increase in rent and utility costs incurred in connection with the emergency move; and
3. make available to the displaced person as soon as feasible, at least one comparable replacement dwelling. (For purposes of filing a claim and meeting the eligibility requirements for a relocation payment; the date of displacement is the date the person moves from their dwelling due to the emergency.)

7.2.3. Owner-Occupants Who Move as a Result of Voluntary Acquisitions

For a streamlined acquisition process, the relocation assistance provisions described in [49 CFR 24.101\(b\)\(1\)-\(3\)](#) are not applicable to owner-occupants who move as a result of a voluntary acquisition. See [§24.2\(a\)](#) “Displaced person” and “Voluntary acquisitions”. In the case of permanent relocation of a tenant the tenant is not eligible for relocation assistance until there is a binding written agreement that obligates the Agency, without further election, to purchase the real property. See [49 CFR Appendix-A-to-Part-24](#) “Section 24.2(a) Initiation of negotiations, Tenants, (iv)” and Ch. 12.

7.3. Eligibility for Relocation Services

Services shall be offered to all persons occupying property:

- acquired or to be acquired;
- immediately adjacent to the acquired real property if the agency believes they may have difficulty adjusting to changes resulting from the acquisition that was acquired, and choose to relocate their adjacent residence, business, or farm operation; and
- after it was acquired by the agency, when such occupancy is permitted by a short-term rental agreement or an agreement subject to termination when the property is needed for a project.

No services shall be offered to persons or businesses not certified as lawfully present in the U.S. In order to be eligible for relocation benefits, the displaced person(s) must certify and specify whether they are a citizen or an alien who is lawfully present in the U.S., or in the case of an incorporated business, farm, or nonprofit organization, that the corporation is authorized to conduct business within the U.S. See [49 CFR 24.208](#).

An exception to this eligibility rule is possible only if an alien not lawfully present in the U.S. can demonstrate that the denial of relocation assistance will result in an exceptional and extremely unusual hardship to such person’s spouse, parent, or child who is a citizen of the U.S. or an alien lawfully admitted for permanent residence in the U.S. See [49 CFR 24.208\(c\)-\(h\)](#), [49 CFR Appendix-A-to-Part-24](#) “Section 24.208(c) Aliens not lawfully present in the United States—computing relocation payments if some members of a displaced family are present

lawfully but others are present unlawfully”, and [49 CFR Appendix-A-to-Part-24 “Section 24.208\(h\)”](#) for guidance on reviewing certifications and documentation and considering the exception.

7.3.1. Moves to Clear Encroachments

Clearing encroachments from a project ROW may require relocation assistance and benefits, particularly for the contents or occupants. Some costs may be nonparticipating. Early coordination with Environmental and funding partners is essential when these are identified.

The agency must provide, at a minimum, those measures, facilities, or services that are necessary or appropriate to carry out the following:

- determine the relocation needs and preferences of displaced persons;
- explain the relocation services, including advisory services and benefits for which the person may be eligible, the related eligibility requirements, and the procedures to obtain assistance;
- explain that a residential displaced person cannot be required to move unless at least one comparable DSS replacement dwelling is made available;
- provide current and continuing information on availability, purchase prices, and rental costs of comparable replacement properties, and
- advise of potential limitations related to other government housing assistance programs for residential moves and assurances that benefits from other agencies for nonresidential moves are not impacted;
- explain the reimbursement options for moving and reestablishment expenses; and
- provide appropriate accommodations for those requiring special assistance and ensure displaced persons receive consistent treatment.

7.3.2. Relocation Assistance Program Package

The Relocation Assistance Program Package is given to eligible displaced persons to explain the relocation program. Although the content will vary among

residential and nonresidential occupants, the materials may include:

- appropriate Relocation Brochure;
- [Certification Concerning Legal Residency in the United States](#);
- [Notice of Eligibility Form 25A-R723](#) stating kinds and amounts of benefits the specific displaced person may be eligible to receive;
- [Affirmation and Request for Relocation Assistance \(Residential\) Form 25A-R725](#) or [Affirmation and Request for Relocation Assistance \(Business\) Form 25A-R726](#) as appropriate;
- [Methods of Notice to Owner or Occupant Form 25A-R606](#) (see Method of Contact, Opt-In for Electronic Notices section in this chapter); and
- other optional information pertinent to the specific type of eligibility involved; e.g., “Fair Housing” pamphlets and Small Business Administration loan information.

7.4. Relocation Planning

In accordance with [49 CFR 24.205\(a\)](#), during the early stages of development, an agency shall plan Federal and Federally-assisted programs or projects in such a manner that recognizes the problems associated with the displacement of individuals, families, businesses, farms, and nonprofit organizations and develop solutions to minimize the adverse impacts of displacement. Such planning, where appropriate, shall precede any action by an agency which will cause displacement, and should be scoped to the complexity and nature of the anticipated displacing activity including an evaluation of program resources available to carry out timely and orderly relocations. Planning may involve a relocation survey or study, which may include:

1. An estimate of the number of households to be displaced including information such as owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics, and special consideration of the impacts on minorities, the elderly, large families, and persons with disabilities when applicable.
2. An estimate of the number of comparable replacement dwellings in the area (including price ranges and rental rates) that are expected to be

available to fulfill the needs of those households permanently or temporarily displaced. When an adequate supply of comparable housing is not expected to be available, the agency should consider housing of last resort actions.

3. An estimate of the number, type, and size of the businesses, farms, and nonprofit organizations to be displaced and the approximate number of employees that may be affected.
4. An estimate of the availability of replacement business sites. When an adequate supply of replacement business sites is not expected to be available, the impacts of displacing or temporarily moving the businesses should be considered and addressed. Planning for permanently and temporarily displaced businesses which are reasonably expected to involve complex or lengthy moving processes or small businesses with limited financial resources and/or few alternative relocation sites should include an analysis of business moving problems.
5. Consideration of any special relocation advisory services that may be necessary from the agency displacing a person and other cooperating agencies.

7.4.1. *Project Information and Documentation*

1. Collect pertinent project related documents, i.e., plans, design study reports, environmental impact statements, etc.
2. Certification dates for the project.
3. Information contained in the relocation study.
4. Maintain correspondence, documentation, etc., relative to a specific parcel or project in the regional parcel file or the project general correspondence file. Maintain the following information in the Regional Relocation Unit:
 - a. current and continuing lists of replacement dwellings available to persons, without regard to race, color, national origin, gender, age, income, or disability, drawn from various sources, suitable in price, size, and condition for displaced persons to the extent available;
 - b. current and continuing lists for commercial properties and locations for displaced businesses;

c. current data for costs such as security deposits, closing costs, typical down payments, interest rates and terms;

d. maps showing the location of schools, parks, playgrounds, shopping, and public transportation routes in the areas, where applicable;

e. schedules and costs of public transportation, where applicable;

f. copies of the relocation brochure, local ordinances pertaining to housing, building codes, open housing consumer education literature on housing, shelter costs, and family budgeting;

g. subscription for apartment directory services, neighborhood and metropolitan newspapers, and multiple listing services, where applicable;

h. list of licensed and approved movers;

i. list of insurance companies that will insure the personal property being moved;

j. list of advisory information for the project to include contact information of key personnel, what the project will affect and outcomes; and

k. other pertinent information of value to displaced persons.

7.4.2. *Relocation Study*

Consult with Environmental staff early to ascertain the requirements for NEPA or other relevant reviews. The study should address, in detail, special relocation problems, timing considerations, relocation phasing, and general relocation alternatives.

At the regional environmental section's request, the Regional ROW Chief directs the preparation of a relocation study in accordance with [49 CFR 24.205](#). The study will become part of the environmental document for the project. The study should recognize problems associated with the displacement of individuals and develop solutions to minimize their adverse impacts.

When preparing the study, consider the number of displacements, type, availability or lack of affordable replacement housing or non-residential facilities, the likelihood of housing of last resort payments (HLR),

and special needs that will have to be addressed before negotiations begin.

Basic assumptions should be stated that could invalidate all or part of the study if changed:

- certification dates for the project will remain essentially unchanged;
- reservation that the design will remain essentially unchanged;
- critical recommendations in the relocation plan are implemented; and
- all approvals are obtained as scheduled.

When considering the availability of housing units versus the need—consider completing a table or spreadsheet that:

- compares by price range, number of bedrooms, and occupancy status;
- summarizes the total available dwellings by price range, number of bedrooms, and occupancy status; and
- outlines (one for each year of ROW acquisition for the project) the basis for relating the various kinds of housing and non-residential needs and the housing or non-residential facilities available to fulfill them.

If it is necessary to relocate people in mobile homes, provide a complete separate analysis, the results of which are correlated into the project relocation study.

Describe those types of housing where no special effort will be necessary, including areas where relocation assistance payments will easily accomplish relocation. Provide an analysis showing that displaced persons will be able to pay for their housing in the new area. Describe DSS problems where the normal market may not have enough DSS housing to absorb the demand within the time span allowed for relocation. Perform the same analyses for non-residential relocations.

If the time scheduled for acquisition and relocation is insufficient to allow orderly relocation based on what the market can absorb, state the best estimate of the time required and recommend changes that would allow for this additional time.

If there is scarcity in some types of housing or non-residential facilities, follow-up studies on previous projects with displaced persons may enable the report to generalize on the percentages of people by housing class or businesses who tend to leave the area completely. A reasonable estimate of people expected to leave the area, based on solid facts, may show that no availability problem exists where there initially appeared to be one.

If the survey indicates an area where there are or may be a large number of ineligible occupants in the ROW, note this along with any foreseeable problems connected with the displaced persons (examples include student housing and motel/hotel occupants).

Indicate which parcels should be appraised and acquired first and include any appropriate special recommendations for handling them. Identify those parcels where extra time will solve special problems. If there is low availability of one type of unit more time may well solve the relocation problem. Such problems may involve rest homes, old hotels with permanent residents, housing for elderly, mobile home parks, specialized warehouses, medical facilities, farms, or other specialized or atypical properties.

If research indicates a lack of available business relocation sites or significant relocation problems, bring these issues to the attention of the Regional ROW Chief. Include a discussion of possible solutions to the identified problems.

During this study, contact property owners, if necessary, to develop data that includes the following:

1. Estimate of the number of households to be displaced, including information such as owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics, and special consideration of the impacts on minorities, the elderly, large families, and persons with disabilities when applicable. Some of this data is available from secondary sources such as government and utility records.
2. Estimate of the number of comparable replacement dwellings in the area (including price ranges and rental rates) that are expected to be available to fulfill the needs of those households permanently or temporarily displaced. When an adequate supply of comparable housing is not expected to be available, consider HLR.

3. Estimate of the number, type, and size of the businesses, farms, and nonprofit organizations to be displaced and the approximate number of employees that may be affected.
4. Estimate of the availability of replacement business sites. When an adequate supply of replacement business sites is not expected to be available, the impacts of displacing or temporarily moving the businesses should be considered and addressed. Planning for permanently and temporarily displaced businesses which are reasonably expected to involve complex or lengthy moving processes or small businesses with limited financial resources and/or few alternative relocation sites should include an analysis of business moving problems.
5. Consideration of any special relocation advisory services that may be necessary from the agency displacing a person and other cooperating agencies.
6. Any other pertinent or helpful information.

This information is required for each of the design alternatives under consideration in the environmental document. After completing these activities, the Regional ROW Chief's staff must submit the study to the regional environmental coordinator to include in the environmental document.

7.4.3. Corridor Public Meeting

A Corridor Public Meeting is a meeting related to the project corridor. The Regional Environmental Section may request the Regional ROW Chief direct the preparation of the corridor presentation.

Present the following information at the corridor public meeting:

1. Information contained in the relocation study.
2. The relocation brochure.
3. If applicable, a discussion of the relocation program in terms of availability of relocation assistance and services, eligibility requirements and payment procedures under Alaska law and the Uniform Act.
4. The Public Statement (Ex. 7-1).

7.4.4. Design Public Meeting

A Design Public Meeting is a meeting related to the project design. The Regional Environmental

Section may request the Regional ROW Chief's staff prepare information for the design meeting. The agency must update the relocation study as a relocation plan for the selected alignment to identify any changes that have occurred in the number or type of displaced persons and any changes in the availability of replacement properties.

Present the following information at the design public meeting:

1. Eligibility requirements and payment procedures.
2. Discussion of the services available under the agency's relocation advisory assistance program, including the address and telephone number of the local relocation office and cooperating local agencies, if any, by name.
3. Updated estimate of the number of individuals or families to be relocated;
4. Public Statement (Ex. 7-1).
5. Relocation brochure.

7.4.5. Open House

The Regional Environmental Section may use an Open House concept in place of the Corridor Public Meeting and the Design Public Meeting. The agency must make the same relocation information available to the open house attendees.

7.5. Catalog of Comparable Replacement Housing

Compile a catalog of comparable replacement housing using the [Comparable Housing Listing Form 25A-R713](#), and update it as project needs require and the local market dictates. The purpose of this catalog is to analyze the market in terms of rentals and homes for sale. Arrange the listing in terms of asking price and rents. Include only those dwellings that meet the criteria for a comparable replacement dwelling. Dwellings must pass the DSS inspection to be part of the catalog. Consider the same process for nonresidential displacements and moves, as necessary for the project.

7.6. Relocation Advisory Assistance Services

As set forth in [49 CFR 24.205\(c\)](#), the agency shall carry out a relocation assistance advisory program which satisfies the requirements of Title VI of the Civil Rights Act of 1964 ([42 USC 2000d et seq.](#)),

title VIII of the Civil Rights Act of 1968 ([42 USC 3601 et seq., as amended.](#)), and Executive Order 11063 ([3 CFR](#), 1959-1963 Comp., p. 652), and offer the services described in [49 CFR 24.205\(c\)\(2\)](#).

If the agency determines that a person occupying property adjacent to the real property acquired for the project is caused substantial economic injury because of such acquisition, it may offer advisory services to such person as described throughout this chapter. In accordance with [49 CFR 24.205\(c\)\(2\)\(iv\)-\(v\)](#):

- (iv) Minimize hardships to persons in adjusting to relocation by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.
- (v) Supply persons to be displaced with appropriate information concerning Federal and State housing programs, disaster loan and other programs administered by the Small Business Administration, and other Federal and State programs offering assistance to displaced persons, and technical help to persons applying for such assistance.

Regulation [49 CFR 24.205\(d\)](#) provides that relocation activities shall be coordinated with project work and other displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized. See [§24.6](#).

The agency must provide relocation advisory assistance services to ensure that the maximum assistance possible is provided to eligible persons required to relocate because of the project.

If the displaced person has limited English proficiency, secure through the DOT&PF's Civil Rights Office (CRO) the assistance of a translator with whom the displaced person is comfortable. Obtain a signed affidavit from the translator attesting that the displaced person understood the information presented and is making any agreements knowingly, willingly, and in full understanding of their obligations.

These services are intended as a minimum to assist in relocation to DS&S housing that meets their needs. Provide the services by personal contact. If unable to make personal contact, include information in the files regarding the reasonable efforts made.

Regulation [49 CFR 24.205\(d\)](#) provides that relocation activities shall be coordinated with project work and other displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized. See [§24.6](#).

7.6.1. Residential Services Provided

In accordance with [49 CFR 24.205\(c\)\(2\)\(ii\)](#), the advisory program must include such measures, facilities, and services that are necessary or appropriate in order to determine, for residential displacements, the relocation needs and preferences of each person to be displaced, or temporarily displaced when the funding agency determines it to be necessary, and explain the relocation payments and other assistance for which the person may be eligible, the related eligibility requirements, and the procedures for obtaining such assistance. This shall include a personal interview with each residential displaced person and, when the funding agency determines it to be necessary, each temporarily displaced person.

- (A) Provide current and continuing information on the availability, purchase prices, and rental costs of comparable replacement dwellings, and explain that the person cannot be required to move unless at least one comparable replacement dwelling is made available as set forth in [§24.204\(a\)](#).
- (B) As soon as feasible, the agency shall inform the person in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment (see [§24.403\(a\)](#) and [\(b\)](#)) and the basis for the determination, so that the person is aware of the maximum replacement housing payment for which he or she may qualify.
- (C) Where feasible, comparable housing shall be inspected prior to being made available to assure that it meets applicable standards (see [§24.2\(a\)](#)). If such an inspection is not made, the agency shall notify the person to be displaced in writing of the reason that an inspection of the comparable was not made and, that if the comparable is purchased or rented by the displaced person, a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary.

See [49 CFR Appendix-A-to-Part-24](#)
“[Section 24.205\(c\)\(2\)\(ii\)\(C\)](#)”.

- (D) Whenever possible, minority persons, including those temporarily displaced, shall be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings, not located in an area of minority concentration, that are within their financial means. This does not require an agency to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.205\(c\)\(2\)\(ii\)\(D\)](#)”.
- (E) The agency shall offer all persons transportation to inspect housing to which they are referred.
- (F) Any displaced person that may be eligible for Government housing assistance at the replacement dwelling shall be advised of any requirements of such Government housing assistance program that would limit the size of the replacement dwelling (see [§24.2\(a\)](#)), as well as of the long-term nature of such rent subsidy, and the limited (42-month) duration of the relocation rental assistance payment.

7.6.2. *Replacement Housing to be Inspected*

In accordance with [49 CFR 24.403\(b\)](#) before making a replacement housing payment or releasing the initial payment from escrow, the agency or its designated representative shall inspect the replacement dwelling and determine whether it to assure it is a DSS dwelling as defined at [§24.2\(a\)](#). If the replacement housing was found by the displaced person, the agency may not make replacement housing payments (RHP) unless the agency inspects it and finds it to be DSS. Refer to [Replacement Dwelling Inspection Report Form 25A-R780](#).

Note that consideration, examination, or the viewing of an MLS listing does not equate to the inspection of the comparable dwelling required by [§24.205\(c\)\(2\)\(ii\)\(C\)](#), which requires that at a minimum, the comparable dwelling should be physically inspected. When an inspection is not feasible, the displaced person must be informed in writing that a physical inspection of the interior or exterior was not performed, the reason that the inspection was not performed, and that if the comparable is selected as a replacement dwelling RHP may not be made unless the replacement dwelling is

subsequently inspected and determined to be decent, safe, and sanitary. Should the selected comparable dwelling later be found to not be DSS then the agency's policies and procedures must ensure that the requirements of [§24.2\(a\)](#), definition of DSS, are met. If the agency does not recalculate the eligibility in these instances, FHWA does not believe that the requirement to ensure comparable housing is made available to the displaced person can be met.

Some Federal funding agency requirements, such as those of the U.S. Department of Housing and Urban Development (HUD), prohibit reliance on an exterior visual inspection when selecting a comparable replacement dwelling or as part of determining the cost of comparable replacement dwellings. This is because the physical condition standards for such governmental housing assistance programs could not be met without an in-person physical inspection. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.205\(c\)\(2\)\(ii\)\(C\)](#)” and “[Section 24.403\(a\)\(1\)](#)”.

7.6.3. *Availability of Comparable Replacement Housing*

In accordance with [49 CFR 24.204](#), no person to be permanently displaced shall be required to move from his or her dwelling unless at least one comparable replacement dwelling has been made available to the person. When possible, three or more comparable replacement dwellings shall be made available, List them on the Benefit Statement to ensure the person:

1. is informed in writing of its location;
2. has sufficient time to negotiate and enter into a purchase or lease agreement for the property; and
3. subject to reasonable safeguards, is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property; and
4. is informed that the replacement dwellings have been inspected and confirm at time of offer that comparable replacement housing is available and DSS ([49 CFR 24.403\(b\)](#)).

7.6.4. *Relocation Contact and Activities*

After receipt of Authority to Proceed with the acquisition phase, the Regional ROW Chief directs the Relocation Unit to proceed with the following subsections.

7.6.5. *Data Collection, Future Reporting, and Documentation*

In accordance with [49 CFR 24.9](#), throughout the relocation process, keep organized records and collect data in anticipation of future reporting. In particular, see [49 CFR Appendix-A-to-Part-24 “Section 24.9\(c\) Reports”](#) and [Appendix B to Part 24, Title 49](#) requiring reporting on all relocation and real property acquisition activities under a Federal or a Federally-assisted project or program subject to the provisions of the Uniform Act.

Copies of the agency's determinations of displaced persons, eligibility for advisory services and assistance, and the notices provided shall be included in the applicable case file.

7.6.6. *Method of Contact, Opt-In for Electronic Notices*

Unless a property owner or occupant or their designated representative elects to receive required notices by electronic delivery in lieu, the default delivery method for each notice that the agency is required to provide to a property owner or occupant under [49 CFR 24.5](#), except the notice of intent to acquire in [§24.102\(b\)](#) and the basic protections provided to the owner or occupant by law described at, shall be personal service or by certified or registered first-class mail, return receipt requested (or by companies other than the U.S. Postal Service that provide the same function as certified mail with return receipts) and documented in agency files. See Ch. 6 [Methods of Notice to Owner or Occupant Form 25A-R606](#), [49 CFR 24.5](#), and [49 CFR Appendix-A-to-Part-24 “Section 24.5 Manner of Notices and Electronic Signatures”](#) for guidance on providing an opportunity for the property owner or occupant to opt in to receive certain information and notices electronically.

General Information Notice

As soon as feasible, a person who may be displaced or who may be required to move temporarily shall be furnished with a general written description of the agency's relocation program. Furnish any person scheduled to be displaced with [General Information Notice Form 25A-R705](#) and the relocation brochure. Notify the owner before contacting occupants. Advise the potential displaced persons that any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments under [49 CFR 24.203\(a\)\(4\)](#), except as provided in [§24.208\(h\)](#).

As required by [49 CFR 24.203\(a\)](#), include, at a minimum, the following in the General Information Notice that:

1. the person may be displaced (or, if appropriate, required to move temporarily from his or her unit) for the project and generally describe the relocation payment(s) for which the person may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s);
2. the displaced person (or person required to move temporarily from his or her unit, if appropriate) will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the displaced person successfully relocate;
3. any person required to move, temporarily or otherwise, who is an alien not lawfully present in the U.S. is ineligible for relocation advisory services and relocation payments under this part, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child pursuant to [§24.208\(h\)](#); and
4. the displaced person (or persons required to move temporarily) has the right to appeal the agency's determination as to a person's application for assistance for which a person may be eligible under this part and [17 AAC 81](#). For rules regarding appeals, see [49 CFR 24.10](#) and [17 AAC 85](#) and consult with the Regional and Statewide Real Estate/ROW Chiefs and LAW.

Request for Relocation Assistance

For residential moves, obtain the signature of the displaced person on the [Affirmation and Request for Relocation Assistance \(Residential\) Form 25A-R725](#) or complete the [Agent's Affirmation of Presentation Form 25A-R728](#) if the displaced person will not sign the form. If they do not waive assistance, supply lists of replacement housing that meets the DSS standard.

List the addresses of the comparable housing offered on the Record of Relocation Contacts. Offer all displaced persons transportation to inspect housing to which they are referred. The elderly, disabled, or financially-disadvantaged persons are among those that may need special assistance and require additional planning and coordination appropriate

accommodations. Work with the agency's CRO to ensure compliance and accommodation.

For a displaced business, obtain the signature of the owner on the [Affirmation for Request for Relocation Assistance \(Business\)](#) Form 25A-R726 and supply lists of comparable commercial properties available.

Inform the displaced person of the different moving options available and inquire as to any moving plans.

Subject Dwelling Occupancy Report

Upon the initial contact with each displaced person, complete a [Displacement Dwelling Occupancy Report \(Residential\)](#) Form 25A-R708 for residential displaced persons or a [Non-Residential Occupancy Report Form 25A-R710](#) for nonresidential displaced persons. These forms contain questions about the displaced person's gender. Explain to the owner that this information is required for all parcels by the Federal agency funding the project to fulfill its reporting requirements. File the form in the parcel relocation file, usually as the first entry.

Notice of Relocation Eligibility

In accordance with [49 CFR 24.203\(b\)](#), eligibility for relocation assistance begins on the date of the issuance of a notice of intent to acquire, the initiation of negotiations for the occupied property, or the actual acquisition of the property, whichever occurs first.

Give the [Notice of Eligibility Form 25A-R723](#) to all occupants within 2 weeks after the offer is made for the property. If the Notice of Eligibility is sent by certified mail, make personal contact within 30 days after initiation of negotiations to furnish any additional explanations necessary. If appropriate, the applicable 90-day notice may be given at the same time as the Notice of Eligibility.

Relocation Notices

Throughout the project either personally serve, or send by certified or registered first class mail, return receipt requested, the following notices (as applicable) to displaced persons, and document it in the Record of Negotiations and place a copy in the parcel relocation file:

- [General Information Notice Form 25A-R705](#);
- [Notice of Intent to Acquire Form 25A-R715](#);
- [Notice of Eligibility Form 25A-R723](#);

- an appropriate Benefit Statement (Owner-Occupant of 180 Days or More) Form 25A-R730, Benefit Statement (Occupant Less Than 90 Days) Form 25A-R733, Benefit Statement-Residential (Owner-Occupant more than 90 Days) Form 25A-R735, Benefit Statement (Tenant of More Than 90 Days) Form 25A-R738, Benefit Statement (Tenant of Less Than 90 Days) Form 25A-R740, or Benefit Statement (Business) Form 25A-R743);
- [Moving Incentive Program Statement Form 25A-R744](#) if applicable for a State-funded project;
- 90-Day Notice(see also Sec. 7.19.3);
- 90-Day General Information Notice; and
- appropriate Affirmation Forms ([Affirmation and Request for Relocation Assistance \(Residential\)](#) Form 25A-R725, [Affirmation and Request for Relocation Assistance \(Business\)](#) Form 25A-R726, and [Agent's Affirmation of Presentation Form 25A-R728](#)).

For persons unable to read and understand the notice, provide appropriate translation/translator and counseling. Each notice must indicate the name and contact information for the agent who may be contacted for answers to questions or other needed help. Consult with the agency's CRO if there is concern that the property owner may not understand or may need assistance.

Rental Agreement

Inform the displaced person of the requirement to pay rent to the agency for the property after it is acquired, and that they must sign a rental agreement. See [Subsequent or Interim Occupants: Protective Lease Rental Agreement](#) in Ch. 6 and also Ch. 9. The rental agreement is authorized by the Regional ROW Chief.

Benefit Statement

Within 2 weeks after initiation of negotiations, if possible, but by the time the agency acquires the property, give the displaced person the appropriate benefit statement, showing the amount of replacement housing or rent supplement by use of one of the following forms:

- [Benefit Statement \(Owner-Occupant of 90 days or More\) Form 25A-R730](#);
- [Benefit Statement \(Owner-Occupant of Less Than 90 days\) Form 25A-R733](#);

- Benefit Statement (Tenant of More Than 90 days) Form 25A-R738;
- Benefit Statement (Tenant of Less than 90 days) Form 25A-R740; or
- Benefit Statement (Business) Form 25A-R743.

7.6.7. Replacement Housing

Dwellings considered as replacement housing must meet the DSS standard as well as the applicable housing and occupancy codes, which may include requirements relating to potentially hazardous substances.

No dwelling located on, or in close proximity to, an identified hazardous waste site may be considered as a comparable replacement dwelling.

7.7. 90-Day Homeowner Occupants

In addition to other authorized payments, eligible individuals and families displaced from a dwelling (including a condominium or cooperative apartment) required for a Federal-aid project may be eligible for RHP. The displaced person is not required to relocate to the same occupancy status (homeowner vs. tenant) but has other options according to ownership status and tenure of occupancy as described in this chapter.

7.7.1. Eligibility

In accordance with [49 CFR 24.401](#), a displaced person is eligible for RHP for a 90-day homeowner-occupant if the person:

- (1) Has actually owned and occupied the displacement dwelling for not less than 90 days immediately prior to the initiation of negotiations; and
- (2) Purchases and occupies a DSS replacement dwelling within 1 year after the later of the following dates (except that the agency may extend such 1-year period for good cause):
 - (i) The date the displaced person receives final payment for the displacement dwelling or, in the case of condemnation, the date the full amount of the determination of just compensation is deposited in the court; or
 - (ii) date the agency's obligation is met under [§24.204](#).

7.7.2. Amount of Payment

Except under HLR, RHP for an eligible 90-day homeowner-occupant may be as much as \$41,200. See [49 CFR 24.401](#) and [§24.404](#). Payment under this subpart is limited to the amount necessary to relocate to a comparable replacement dwelling within 1 year from the date the displaced homeowner-occupant is paid for the displacement dwelling, or the date a comparable dwelling is made available to such person, whichever is later. The payment shall be the sum of:

1. The amount by which the cost of a replacement dwelling exceeds the acquisition cost of the displacement dwelling, as determined under [§24.401\(c\)](#).
2. The increased interest costs and other debt service costs which are incurred in connection with the mortgage(s) on the replacement dwelling, as determined under [§24.401\(d\)-\(e\)](#).
3. The reasonable expenses incidental to the purchase of the replacement dwelling, as determined under [§24.401\(f\)](#).

See [Claim for Payment \(Replacement Housing Supplement\) Form 25A-R760](#) and RHP Computation Example (Ex. 7-2) of a situation where the displacement site is larger than the typical residential lot.

7.7.3. Price Differential

Basic Computation

The price differential to be paid under [49 CFR 24.401\(b\)\(1\)](#) is the amount which must be added to the acquisition cost of the displacement dwelling and site (see [§24.2\(a\)](#)) to provide a total amount equal to the lesser of:

- (i) The reasonable cost of a comparable replacement dwelling as determined in accordance with [§24.403\(a\)](#); or
- (ii) The purchase price of the DSS replacement dwelling actually purchased and occupied by the displaced person.

Mixed-use and Multifamily Properties

In accordance with [49 CFR 24.403\(a\)\(7\)](#), for mixed-use and multifamily properties, if the displacement dwelling was part of a property that contained another dwelling unit and/or space used for nonresidential purposes, and/or is located on a lot larger than typical for residential purposes, only that portion of the

acquisition payment actually attributable to the displacement dwelling shall be considered the acquisition cost when computing RHP.

Insurance Proceeds

In accordance with [49 CFR 24.403\(g\)](#), to the extent necessary to avoid duplicate compensation, the amount of any insurance proceeds received by a person in connection with a loss to the displacement dwelling due to a catastrophic occurrence (fire, flood, etc.) shall be included in the acquisition cost of the displacement dwelling when computing the price differential. See [§24.3](#).

Owner Retention of Displacement Dwelling

In accordance with [49 CFR 24.401\(c\)\(2\)](#), if the owner retains ownership of his or her dwelling, moves it from the displacement site, and reoccupies it on a replacement site, the purchase price of the replacement dwelling shall be the sum of:

- (i) The cost of moving and restoring the dwelling to a condition comparable to that prior to the move;
- (ii) The cost of making the unit a DSS replacement dwelling (see [§24.2\(a\)](#) and Ch. 12).
- (iii) The current fair market value for residential use of the replacement dwelling site (see [49 CFR Appendix-A-to-Part-24](#) “[Section 24.401\(c\)\(2\)\(iii\) Price differential](#)”), unless the claimant rented the displacement site and there is a reasonable opportunity for the claimant to rent a suitable replacement site; and
- (iv) The retention value of the dwelling, if such retention value is reflected in the “acquisition cost” used when computing RHP.

Use the [Claim for Payment \(Owner Retention of Dwelling\) Form 25A-R763](#) for a claim under this section. This is done by approval of the Regional ROW Chief on a case-by-case basis.

7.7.4. *Increased Mortgage Interest Cost Differential*

Mortgage Interest Differential Eligibility for 90- and 180-day Owners

In 2018 [AS 34.60](#) was updated to refer directly to [42 USC 4622](#) as amended and [42 USC 4624](#) as amended to reflect changes made in the Moving Ahead for Progress in the 21st Century (MAP-21) Federal Transportation Bill of 2012. One notable

difference, however, is that Alaska law exceeded the Federal requirements for mortgage interest cost differential eligibility by including language to treat all existing mortgages of at least 90-days equivalently. However, as of the current version of this manual, FHWA clarified 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.

Computing the Mortgage Interest Cost Differential

In accordance with [49 CFR 24.401\(d\)](#), the amount the agency will pay is determined by the buydown method. Except as otherwise provided in [§24.401\(e\)](#), this method shall be the amount which will reduce the mortgage balance on a new mortgage to an amount that could be amortized with the same monthly payment for principal and interest as that for the mortgage(s) on the displacement dwelling.

In addition, payments shall include other debt service costs, if not paid as incidental costs, and shall be based only on bona fide mortgages that were valid liens on the displacement dwelling for at least 90 days before the initiation of negotiations. As previously noted, [AS 34.60.050](#) exceeds the Federal requirement for mortgage interest cost differential eligibility for 180-day occupants, but does not differentiate eligible types of loans (such as home equity loans). As of the current version of this manual, FHWA is 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. [49 CFR 24.401\(d\)\(1\)-\(5\)](#) shall apply to the computation of the increased mortgage interest costs payment, which payment shall be contingent upon a mortgage being placed on the replacement dwelling:

- (1) The payment shall be based on the unpaid mortgage balance(s) on the displacement dwelling; however, in the event the displaced person obtains a smaller mortgage than the mortgage balance(s) computed in the buydown determination, the payment will be prorated and reduced accordingly. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.401\(d\) Increased mortgage interest costs](#)”. In the case of a home equity loan, the unpaid balance shall be that balance which existed 90 days prior to the initiation of negotiations or the balance on the date of acquisition, whichever is less.

- (2) The payment shall be based on the remaining term of the mortgage(s) on the displacement dwelling or the term of the new mortgage, whichever is shorter.
- (3) The interest rate on the new mortgage used in determining the amount of the payment shall not exceed the prevailing fixed interest rate for conventional mortgages currently charged by mortgage lending institutions in the area in which the replacement dwelling is located.
- (4) Purchaser's points and loan origination or assumption fees, but not seller's points, shall be paid to the extent:
 - (i) They are not paid as incidental expenses;
 - (ii) They do not exceed rates normal to similar real estate transactions in the area;
 - (iii) The agency determines them to be necessary; and
 - (iv) The Computation of such points and fees shall be based on the unpaid mortgage balance on the displacement dwelling, less the amount determined for the reduction of the mortgage balance under this section.
- (5) The displaced person shall be advised of the approximate amount of this payment and the conditions that must be met to receive the payment as soon as the facts relative to the person's current mortgage(s) are known and the payment shall be made available at or near the time of closing on the replacement dwelling in order to reduce the new mortgage as intended (i.e. obtain a mortgage of at least the same amount as the old mortgage and for at least the same term).

Use the [Computations for Incidental Expenses and Increased Interest Costs Form 25A-R765](#) for purposes of this section. Check for updated Federal Housing Authority (FHA) programs (i.e. reverse mortgage program). See [49 CFR 24.401\(e\)](#).

7.7.5. Incidental Expenses

In accordance with [49 CFR 24.401\(f\)](#) the incidental expenses to be paid under [§24.401\(b\)\(3\)](#) or [§24.402\(c\)\(1\)](#) are those necessary and reasonable costs actually incurred by the displaced person

incident to the purchase of a replacement dwelling, and customarily paid by the buyer, including:

- (1) Legal, closing, and related costs, including those for title search, preparing conveyance instruments, notary fees, preparing surveys and plats, and recording fees;
- (2) Lender, FHA, or VA application and appraisal fees.
- (3) Loan origination or assumption fees that do not represent prepaid interest.
- (4) Professional home inspection, certification of structural soundness, and termite inspection.
- (5) Credit report.
- (6) Owner's and mortgagee's evidence of title, e.g., title insurance, not to exceed the costs for a comparable replacement dwelling.
- (7) Escrow agent's fee.
- (8) State revenue or documentary stamps, sales, or transfer taxes (not to exceed the costs for a comparable replacement dwelling).and
- (9) Such other costs as the agency determines are incidental to the purchase (such as buyer's agent's commissions when it is required or customary in the local market or customarily paid by the buyer).

Use the [Computations for Incidental Expenses and Increased Interest Costs Form 25A-R765](#).

7.7.6. Reverse Mortgages

In accordance with [49 CFR 24.401\(e\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.401\(e\) Reverse Mortgage”](#), the payment for replacing a reverse mortgage shall be the difference between the existing reverse mortgage balance and the minimum dollar amount necessary to purchase a replacement reverse mortgage which will provide the same or similar terms as that for the reverse mortgage on the displacement dwelling. In addition, payments shall include other debt service costs, if not paid as incidental costs, and shall be based only on reverse mortgages that were valid liens on the displacement dwelling for at least 180 days prior to the initiation of negotiations.

The following shall apply to the computation of the mortgage interest differential payment required under

§24.401(d), which payment shall be contingent upon a new reverse mortgage being purchased for the replacement dwelling:

1. The payment shall be based on the difference between the reverse mortgage balance and the minimum amount needed to qualify for a reverse mortgage with the similar terms as the reverse mortgage on the displacement dwelling; however, in the event the displaced person obtains a reverse mortgage with a smaller principal balance than the reverse mortgage balance(s) computed in the buydown determination, the payment will be prorated and reduced accordingly. The reverse mortgage balance shall be that balance which existed 180 days prior to the initiation of negotiations or the reverse mortgage balance on the date of acquisition, whichever is less.
2. The interest rate on the new reverse mortgage used in determining the amount of the eligibility shall not exceed the prevailing rate for reverse mortgages currently charged by mortgage lending institutions for owners with similar amounts of equity in their units in the area in which the replacement dwelling is located.
3. Purchaser's points and loan origination, but not seller's points, shall be paid to the extent:
 - (i) they are not paid as incidental expenses;
 - (ii) they do not exceed rates normal to similar real estate transactions in the area;
 - (iii) the agency determines them to be necessary; and
 - (iv) the computation of such points and fees shall be based on the reverse mortgage balance on the displacement dwelling plus any amount necessary to purchase the new reverse mortgage.
4. The displaced person or their representative shall be advised of the approximate amount of this eligibility and the conditions that must be met to receive the reimbursement as soon as the facts relative to the person's current reverse mortgage are known; the payment shall be made available at or near the time of closing on the replacement dwelling in order to purchase the new reverse mortgage as intended.

7.7.7. *Rental Assistance Payment for 90-Day Homeowner*

In accordance with 49 CFR 24.401(g) a 90-day homeowner-occupant, who could be eligible for RHP under §24.401(a), but elects to rent a replacement dwelling, is eligible for a rental assistance payment. The amount of the rental assistance payment is based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. The difference, if any, is computed in accordance with §24.402(b)(1), except that the limit of \$9,570 does not apply, and is disbursed in accordance with §24.402(b)(3). Under no circumstances would the rental assistance payment exceed the amount that could have been received under §24.402(b)(1) had the 90-day homeowner elected to purchase and occupy a comparable replacement dwelling. Payments allowed under §24.402(c) are not applicable.

7.7.8. *Computing Relocation Benefits for Households Containing Aliens not Lawfully Present in the U.S.*

In accordance with 49 CFR Appendix-A-to-Part-24 “Section 24.208(c) Aliens not lawfully present in the U.S.--computing relocation payments if some members of a displaced family are present lawfully but others are present unlawfully”, if a person who is a member of a family being displaced is not eligible for and does not receive Uniform Act benefits because he or she is not lawfully in the U.S., that person's income shall not be excluded from the computation of family income. The person's income is counted unless the agency is certain that the ineligible person will not continue to reside with the family. To exclude the ineligible person's income would result in a windfall by providing a higher relocation payment.

There are two different methods for computing relocation payments in situations where some members of a displaced family are present lawfully, but others are present unlawfully. For moving expenses, the payment is to be based on the proportion of lawful occupants to the total number of occupants. For example, if four out of five members of a family to be displaced are lawfully present the proportion of lawful occupants is 80 percent and that percentage is to be applied against the moving expenses payment that otherwise would have been received. Similarly, unlawful occupants are not counted as a part of the family for RHP calculations. Thus, a family of five, one of whom is a person not lawfully present in the U.S., would be counted as a family of four. The

comparable replacement dwelling for the family would reflect the makeup of the remaining four persons, and the RHP would be computed accordingly.

A “pro rata” approach to an RHP calculation is not permitted unless use of the two permitted methods discussed in this section would create an exceptional and extremely unusual hardship (consistent with [Pub. L. 105-117](#); codified at [42 USC 4605](#)). Following such a calculation would require that the agency disregard alien status for comparability determination, select a comparable and then apply a percentage to the RHP amount. A “pro rata” calculation approach for RHP may result in a higher RHP eligibility than the displaced persons would otherwise be eligible to receive. The “pro rata” approach of providing a percentage of the calculated RHP eligibility is contrary to the requirements of the Uniform Act and this part.

7.8. 90-Day Tenants and Certain Others

In accordance with [49 CFR 24.402](#), except under HLR, a tenant or owner-occupant displaced from a dwelling may be entitled to a payment of as much as \$9,570 for rental assistance, as computed in accordance with [§24.402\(b\)](#), or down payment assistance, as computed in accordance with [§24.402\(c\)](#), under the following eligibility requirements.

7.8.1. Eligibility

A displaced person is eligible for 90-day tenant assistance, if such displaced person:

1. Has actually and lawfully occupied the displacement dwelling for at least 90 days immediately before the initiation of negotiations; and
2. Has rented or purchased and occupied a DSS replacement dwelling within 1 year (unless the agency extends this period for good cause) after the date they move from the displacement dwelling.

7.8.2. Rental Assistance Payment

Except under HLR, an eligible displaced person under [§24.402\(a\)](#) who rents a replacement dwelling is entitled to a payment of as much as \$9,570 for rental assistance. See [§24.404](#)). Such payment shall be 42 times the amount obtained by subtracting the

base monthly rental for the displacement dwelling from the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the DSS replacement dwelling actually occupied by the displaced person.

The base monthly rental for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling for the 1 year prior to displacement (for an owner-occupant, use the fair market rent for the displacement dwelling; for a tenant who paid little or no rent for the displacement dwelling, use the fair market rent, unless its use would result in a hardship because of the person’s income or other circumstances);
- (ii) Thirty (30) percent of the displaced person’s average monthly gross household income if the amount is classified as “low income” by HUD in its most recently published Uniform Relocation Act Income Limits (“Survey”). The base monthly rental shall be established solely on the criteria in [§24.402\(b\)\(2\)\(i\)](#) above for persons with income exceeding the Survey’s “low income” limits, for persons refusing to provide appropriate evidence of income, and for persons who are dependents. A full-time student or resident of an institution may be assumed to be a dependent, unless the demonstrates otherwise; or
- (iii) The total of the amounts designated for shelter and utilities if the displaced person is receiving a welfare assistance payment from a program that designates the amounts for shelter and utilities.

Note 1 to [§24.402\(b\)\(2\)](#): The Survey’s income limits are updated annually and are available at: <https://www.huduser.gov/portal/datasets/ura.html>. See also

https://www.fhwa.dot.gov/real_estate/low_income_calculations/index.cfm.

Disburse the payment under this section in a lump sum, unless the Regional ROW Chief determines that the payment should be made in installments. If installments are chosen, except as limited by [§24.403\(f\)](#), the full amount vests immediately,

whether or not there is any later change in person's income or rent, or in the condition or location of the person's replacement housing.

DOT&PF intends that the full amount of RHP for rental assistance should be applied to the rental of the replacement dwelling. The agency may make payment to the owner of the rental replacement housing if the Regional ROW Chief determines it to be necessary for placement into a rental situation and obtains the written consent of the displaced person.

Use the following forms for purposes of this section:

- [Payment Evaluation \(Rent Supplement\) Form 25A-R768](#); and
- [Claim for Payment \(Rent Supplement\) Form 25A-R770](#).

7.8.3. Down Payment Assistance

In accordance with [49 CFR 24.402\(c\)](#), an eligible displaced person under [§24.402\(a\)](#) who purchases a replacement dwelling is entitled to a down payment assistance payment in the amount the person would receive under [§24.402\(b\)](#) if the person rented a comparable replacement dwelling. If the computed down payment assistance payment is less than \$9,570 (for 90-day occupant), the agency may increase the down payment amount to as much as \$9,570.

However, the payment to a displaced person shall not exceed the amount the homeowner would receive under [§24.401\(b\)](#) if he or she met the 90-day occupancy requirement. If the agency elects to provide the maximum payment of \$9,570 as a down payment, the agency shall apply this discretion in a uniform and consistent manner, so that eligible displaced persons in like circumstances are treated equally. A displaced person eligible to receive a payment as a 90-day owner-occupant under [§24.401\(a\)](#) is not eligible for this payment. See [Appendix A to §Section 24.402\(c\)](#) for payments to less than 90-day occupants and for a discussion of those who fail to meet the 90-day occupancy requirements.

The full amount of RHP for down payment assistance must be applied to the purchase price of the replacement dwelling and related incidental expenses. The agency may make the payment to an escrow

account before closure of the loan if the following criteria are met:

- loan agency agrees to return the payment should the sale not be consummated; and
- replacement dwelling meets the necessary DSS inspection requirements.

Use the following forms for purposes of this section:

- [Payment Evaluation \(Down Payment\) Form 25A-R773](#); and
- [Claim for Payment \(Down Payment\) Form 25A-R775](#).

7.9. Determining Cost of Comparable Replacement Dwelling

In accordance with [49 CFR 24.403\(a\)](#), the upper limit of RHP shall be based on the cost of a comparable replacement dwelling. See [§24.2\(a\)](#).

- (1) If available, at least three comparable replacement dwellings shall be considered and the payment computed on the basis of the dwelling most nearly representative of, and equal to or better than, the displacement dwelling. See [Appendix A to this part, section 24.403\(a\)\(1\)](#).
- (2) If the site of the comparable replacement dwelling lacks a major exterior attribute of the displacement dwelling site, (e.g., the site is significantly smaller or does not contain a swimming pool), the contributory value of such attribute as determined by the agency shall be subtracted from the acquisition cost of the displacement dwelling for purposes of computing the payment. This is often referred to as a "carve out." See [49 CFR Appendix-A-to-Part-24 "RHP Computation for Carve Out of a Major Exterior Attribute of a Displacement Property's Land in Excess of a Typical Lot"](#).

Examples of such major exterior attributes may include land in excess of that typical in size for the neighborhood, a swimming pool, shed, or garage. Use of a carve out allows agencies to ensure comparable dwellings are available to the displaced person. The displaced person has received just compensation for the carved-out attribute and may decide to use that compensation to replace the attribute. However, it should be noted that some carved out attributes, acreage as one example, cannot always be replaced in the

immediate market and a displaced person may then have to decide whether they want to expand their search area and reconsider their desired replacement home location.

- (3) If the acquisition of a portion of a typical residential property causes the displacement of the owner from the dwelling and the agency determines that the remainder has economic value to the owner, the agency may offer to purchase the entire property. If the owner refuses to sell the remainder to the agency, the fair market value of the remainder may be added to the acquisition cost of the displacement dwelling for purposes of computing RHP. See [49 CFR Appendix-A-to-Part-24 Section 24.403\(a\)\(3\)](#).
- (4) To the extent feasible, comparable replacement dwellings shall be selected from the neighborhood in which the displacement dwelling was located or, if that is not possible, in nearby or similar neighborhoods where housing costs are generally the same or higher.

7.10. Replacement HLR

In accordance with [49 CFR 24.404\(a\)](#), whenever a program or project cannot proceed on a timely basis because comparable replacement dwellings are not available within the monetary limits for owners or tenants, as specified in [§24.401](#) or [§24.402](#), the agency must provide additional or alternative assistance, which is termed “housing of last resort” (HLR).

Any decision to provide last resort housing assistance must be adequately justified either:

- (1) On a case-by-case basis, for good cause, which means that appropriate consideration has been given to:
 - (i) The availability of comparable replacement housing in the program or project area;
 - (ii) The resources available to provide comparable replacement housing; and
 - (iii) The individual circumstances of the displaced person; or
- (2) By a determination that:
 - (i) There is little, if any, comparable replacement housing available to displaced persons within an entire program or project area; and,

therefore, last resort housing assistance is necessary for the area as a whole;

- (ii) A program or project cannot be advanced to completion in a timely manner without last resort housing assistance; and
- (iii) The method selected for providing last resort housing assistance is cost effective, considering all elements, which contribute to total program or project costs.

In accordance with [49 CFR 24.404\(b\)](#), notwithstanding any provision of this subpart, no person shall be required to move from a replacement dwelling unless comparable replacement housing is available to such person. No person may be deprived of any rights the person may have under the Uniform Act ([49 CFR 24](#)) or this part. The agency shall not require any displaced person to accept a dwelling provided by the agency under the procedures of this part (unless the agency and the displaced person have entered into a contract to do so) in lieu of any acquisition payment or any relocation payment for which the person may otherwise be eligible.

7.10.1. **Methods of Providing Comparable Replacement HLR**

The agency has broad latitude in implementing this section, but implementation shall be for reasonable cost, on a case-by-case basis, unless an exception to case-by-case analysis is justified for an entire project. Consult with the regional procurement office to ensure compliance with procurement regulations when contracting directly for goods and services. The Regional ROW Chief must approve any methods other than payment in excess of the established limits.

In accordance with [49 CFR 24.404\(c\)](#), the methods of providing comparable replacement housing include the following:

- (i) RHP in excess of the limits set forth in [49 CFR 24.401](#) or [§24.402](#), as appropriate. The agency may provide a rental assistance subsidy in installments or in a lump sum as determined by the Regional ROW Chief. See Sections 7.8.2, 7.9.2-7.9.3.
- (ii) Rehabilitation of, or additions to, an existing replacement dwelling.
- (iii) The construction of a new replacement dwelling.

- (iv) The provision of a direct loan, which requires regular amortization or deferred repayment. The loan may be unsecured or secured by the real property. The loan may bear interest or be interest-free. See Sec. 2.9.7.
- (v) The relocation and, if necessary, rehabilitation of a dwelling.
- (vi) The purchase of land or a replacement dwelling by the agency and subsequent sale or lease to, or exchange with a displaced person.
- (vii) The removal of barriers for persons with disabilities.

Under special circumstances, consistent with the definition of a comparable replacement dwelling in [49 CFR 24.2\(a\)](#), modified methods of providing replacement HLR permit consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling (see [49 CFR Appendix-A-to-Part-24 “Section 24.404\(c\) Methods of providing comparable replacement housing”](#)), including upgraded, but smaller replacement housing that is DSS and adequate to accommodate individuals or families displaced from marginal or substandard housing with probable functional obsolescence. In no event, however, shall a displaced person be required to move into a dwelling that is not functionally equivalent in accordance with [§24.2\(a\)](#), comparable replacement housing.

[49 CFR 24.404\(c\)](#) emphasizes the use of cost-effective means of providing comparable replacement housing. The term “reasonable cost” is used to highlight the fact that while innovative means to provide housing are encouraged, they should be cost-effective. [§24.404\(c\)\(2\)](#) permits the use of HLR, in special cases, which may involve variations from the usual methods of obtaining comparability. However, such variation should never result in lowering of housing standards, nor should it ever result in a lower quality of living style for the displaced person. The physical characteristics of the comparable replacement dwelling may be dissimilar to those of the displacement dwelling, but they may never be inferior. In no event may the agency require a displaced person to move into a property that is not functionally equivalent in accordance with the definition of “Comparable Replacement Dwelling”. See [49 CFR 24](#).

A new mobile home may be used in extreme circumstances to replace a very substandard conventional dwelling in an area where comparable conventional dwellings are not available. Another option is to provide a superior, but smaller, DSS dwelling to replace a large, old substandard dwelling, if only a portion of a large dwelling is being used as living quarters by the occupants and no other large comparable dwellings are available in the area. See [49 CFR Appendix-A-to-Part-24 “Section 24.404 Replacement housing of last resort”](#).

7.11. Requirement to Purchase Replacement Dwelling

In accordance with [49 CFR 24.403\(c\)](#), a displaced person is considered to have met the requirement to purchase a replacement dwelling, if the person:

- (1) Purchases a dwelling;
- (2) Purchases and rehabilitates a substandard dwelling;
- (3) Relocates a dwelling which he or she owns or purchases;
- (4) Constructs a dwelling on a site he or she owns or purchases;
- (5) Contracts for the purchase or construction of a dwelling on a site provided by a builder or on a site the person owns or purchases; or
- (6) Currently owns a previously purchased dwelling and site, valuation of which shall be on the basis of current fair market value.

7.11.1. Occupancy Requirements for Displacement or Replacement Dwelling

In accordance with [49 CFR 24.403\(d\)](#), no person shall be denied eligibility for RHP solely because the person is unable to meet the occupancy requirements set forth in this part for a reason beyond his or her control, including:

- (1) A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the Federal agency funding the project, or the agency; or
- (2) Another reason, such as a delay in the construction of the replacement dwelling, military duty, or hospital stay, as determined by the agency.

7.12. Persons Ineligible to Receive RHP

The agency shall provide assistance under this subpart to a displaced person who is not eligible to receive RHP under [49 CFR 24.401](#) and [§24.402](#) because of failure to meet the length of occupancy requirement when comparable replacement rental housing is not available at rental rates within the displaced person's financial means. Such assistance shall cover a period of 42 months. See [§24.2\(a\)](#).

7.13. Utilization of Payment by Displaced Person

Whenever the agency provides monetary assistance, the displaced person must apply the money to the intended purpose.

7.14. Voluntary Sale for HLR

Relocation benefits are inapplicable to an owner-occupant who voluntarily sells property to the agency for HLR, and the owner-occupant so certifies in a statement maintained in the agency's files.

7.15. Payment for Residential Moves and Related Expenses

In accordance with [49 CFR 24.301](#) any displaced owner-occupant or tenant who qualifies as a displaced person (defined at [§24.2\(a\)](#)) and who moves from a dwelling (including a mobile home) or who moves from a business, farm, or nonprofit organization is entitled to payment of his or her actual moving and related expenses as the agency determines to be reasonable and necessary.

A displaced person's actual, reasonable, and necessary moving expenses for moving personal property from a dwelling may be determined based on the cost of one or a combination of the following methods (see [§24.301\(b\)](#)):

- (1) Commercial moves performed by a professional mover.
- (2) Self moves may be performed by the displaced person in one or a combination of the following methods:
 - (i) Fixed Residential Moving Cost Schedule (see [49 CFR 302](#) and http://www.fhwa.dot.gov/real_estate/uniform_act/relocation/moving_cost_schedule.cfm).
 - (ii) Actual Cost Move, supported by receipted bills for labor and equipment. Hourly labor

rates should not exceed the cost paid by a commercial mover for moving staff necessary for moving the residential personal property. Costs for moving personal property that requires special handling should not exceed the hourly market rate for a commercial specialist. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover.

- (iii) A moving cost estimate prepared by a qualified agency staff person as developed from the agency's thorough review of the personal property to be moved and documented costs for materials, equipment, and labor. Hourly labor rates should not exceed the cost paid by a commercial mover for moving staff. Costs for moving residential personal property that requires special handling should not exceed the hourly rate for a commercial specialist. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover. The cost of materials should equal those readily available locally.
- (iv) Commercial mover estimate based on the lower of two bids from a commercial mover. Federal funding agencies may establish policies and procedures which require its grantees to calculate and subtract an estimated amount of overhead and profit from the moving cost bids to establish a reimbursement eligibility.

ROW Agents level 1-6 and ROW Chiefs or commercial movers, where permitted by [49 CFR 24.301](#), are authorized to make moving cost estimates. See also Chapters 1 and 2.

7.15.1. Residential Moves: Actual Expenses

In accordance with [49 CFR 24.301\(g\)](#), actual and necessary residential moving expenses eligible for reimbursement include the following:

- (1) Transportation of the displaced person and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the agency determines that relocation beyond 50 miles is justified.

- (2) Packing, crating, unpacking, and uncrating of the personal property.
- (3) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
- (4) An agency may determine that the storage of personal property is a reasonable and necessary moving expense for a displaced person or person required to move temporarily under this part. Agencies may approve a payment for storage when the process of relocating from the acquired site to the replacement site is delayed for reasons beyond the control of the displaced person. Storage may not be longer than 12 months, starting at the date of vacation from the acquired site and ending when the replacement site becomes available. Agencies may approve storage for more than 12 months in unusual instances as justified, documented, and approved by the agency.
- (5) Insurance for the replacement value of the property in connection with the move and necessary storage.
- (6) The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering the loss, theft, or damage is not reasonably available.
- (7) A displaced tenant is entitled to reasonable reimbursement, as determined by the agency, for actual expenses not to exceed \$1,000, incurred for rental replacement dwelling application fees or credit reports required to lease a replacement dwelling.
- (8) Other moving related expenses that are not listed as ineligible the agency determines are reasonable and necessary. See [49 CFR 24.301\(h\)](#).

Note that [49 CFR Appendix-A-to-Part-24](#) “[Section 24.301\(g\)\(3\) Modifications to personal property or to utilities](#)” contains a typographical error where expenses for disconnecting, dismantling, removing, reassembling, and reinstalling relocated personal property are erroneously mentioned as disallowed. This Manual makes the correction to indicate they are allowed.

The following forms are required for a claim under this section:

- [Claim for Actual Moving Expenses Form 25A-R745](#); and
- [Tabulation of Actual Moving Expenses \(Nonresidential\) Form 25A-R750](#).

See [49 CFR 24.207](#), [49 CFR Appendix-A-to-Part-24](#) “[Section 24.207 General Requirements—Claims for relocation payments](#)” and Ch. 12 regarding required deductions of advance relocation payments.

7.15.2. *Residential Moves: Fixed Payment for Moving Expenses*

In accordance with [49 CFR 24.302](#), any eligible person displaced from a dwelling or a seasonal residence or a dormitory-style room is entitled to receive a fixed moving cost payment as an alternative to a payment for actual moving and related expenses covered under [§24.301](#). This payment shall be based on room count. Determine the room count when requested.

In some cases, a displaced person will have an unusually large amount of furniture in one or more rooms (such as in a basement or attic). In this case the number of rooms and the Fixed Residential Moving Cost Schedule payment may be adjusted to reflect this situation. The definition of “Counted room” and the Fixed Residential Moving Cost Schedule for either occupants moving from unfurnished units or from furnished units where the occupant does not own the furniture are set forth on the [Claim for Fixed Moving Expenses and Dislocation Allowance \(Residential\) Form 25A-R753](#).

Occasionally, a displaced person may store personal property outdoors yet still choose to move the property as a scheduled move. In this case, the agency may determine the reasonable cost of moving this outdoor property and add it to the schedule as additional rooms or as a moving cost finding.

The expense and dislocation allowance to a person whose residential move is performed by an agency at no cost to them shall be limited to \$100.

If an owner-occupant chooses to retain the home and leaves personal property in the dwelling while the dwelling is being moved, the displaced person is eligible to receive the moving costs by the schedule outlined above. If the move by schedule option is selected, the displaced person is not eligible to receive

payments for any other moving expenses, storage costs, nor the cost of temporary lodging.

The payment to a person with minimal personal possessions who is in occupancy of a dormitory-style room shared by two or more other unrelated persons or a person whose residential move is performed by an agency at no cost to the person shall be limited to \$100 as indicated on the Fixed Residential Moving Cost Schedule approved by FHWA and published in the Federal Register on a periodic basis. In addition, an agency may approve storage for a displaced person's personal property for a period of up to 12 months as a reasonable, actual and necessary moving expense under [49 CFR 24.301\(g\)\(4\)](#).

As set forth in [49 CFR 24.302](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.303\(a\)”,](#) an agency may determine that the storage of personal property is a reasonable and necessary moving expense for a displaced person under this part. The determination shall be based on the needs of the displaced person; the nature of the move; the plans for permanent relocation; the amount of time available for the relocation process; and, whether storage will facilitate relocation. If the agency determines that storage is reasonable and necessary in conjunction with a fixed cost moving payment made under this section, the agency shall pay the actual, reasonable, and necessary storage expenses in accordance with [§24.301\(g\)\(4\)](#). However, regardless of whether storage is approved, the Fixed Residential Move Cost Schedule provides a one-time payment for one move from the displacement dwelling to the replacement dwelling, or storage facility. Consequently, displaced persons must be fully informed that reimbursement of costs to move the personal property to storage and the cost of approved storage, if applicable, represent a full reimbursement of their eligibility for moving costs under this part.

7.15.3. Computing Moving Expenses for Households Containing Aliens not Lawfully Present in the U.S.

To calculate the pro rata share of moving expenses for households including aliens not lawfully present in the U.S., see [49 CFR Appendix-A-to-Part-24 “Section 24.208\(c\) Aliens not lawfully present in the United States—computing relocation payments if](#)

some members of a displaced family are present lawfully but others are present unlawfully”.

7.15.4. Owner-occupants of Multifamily Dwellings

An eligible owner-occupant of a multifamily dwelling is eligible to receive a residential moving expense payment for moving personal property from the owner-occupied dwelling unit. The owner-occupant is also eligible to receive moving payments for personal property owned in the other units of the multifamily dwellings.

7.16. Payment for Nonresidential Moves and Related Expenses

In accordance with [49 CFR 24.301\(d\)](#), eligible expenses for moves from a business, farm, or nonprofit organization include those expenses described in §§ [paragraphs \(g\)\(1\)-\(7\)](#) and [\(11\)-\(18\)](#) of this section and [§24.303](#). Personal property as determined by an inventory from a business, farm, or nonprofit organization may be moved by one or a combination of the following methods:

1. Commercial move based on the lower of two bids or estimates prepared by a commercial mover. At the agency's discretion, payment for a low cost or uncomplicated move may be based on a single bid or estimate.
2. A self-move payment may be based on one or a combination of the following:
 - (i) The lower of two bids or estimates prepared by a commercial mover or qualified agency staff person. At the agency's discretion, payment for a low cost or uncomplicated move may be based on a single bid or estimate; or
 - (ii) Supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment but not to exceed the cost paid by a commercial mover).
 - (iii) A qualified agency staff person may develop a move cost finding by estimating and determining the cost of a small uncomplicated nonresidential personal property move of \$5,000 or less, with the written consent of the

person. This estimate may include only the cost of moving personal property which does not require disconnect and reconnect and/or specialty moving services necessary for activities including crating, lifting, transportation, and setting of the item in place.

The prohibition of benefits payments to an alien not lawfully present in the U.S. must be applied differently to the differing ownership situations found in sole proprietorships, partnerships, or corporations.

In a sole proprietorship, the eligibility of the business is synonymous with the residency status of the proprietor. Therefore, if the proprietor is an alien not lawfully present in the U.S., the business is not eligible.

In a partnership, if any of the owners are aliens not lawfully present in the U.S., the agency may make no relocation payment to those owners. Reduce the total relocation payment by a percentage based on the proportion of ineligible owners.

A corporation, which is considered a “person” under Alaska law, need only certify that it is authorized to conduct business in the U.S.

7.16.1. *Nonresidential Moves: Actual Reasonable Moving and Related Expenses*

In accordance with [49 CFR 24.301\(g\)](#) (see also guidance in [49 CFR Appendix-A-to-Part-24 “Section 24.301 Payment for Actual Reasonable Moving and Related Expenses”](#)), actual and necessary non-residential moving expenses also include:

- Any actual, reasonable, or necessary costs of a license, permit, fee, or certification required of the displaced person to operate a business, farm, or nonprofit at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, fees, or certification.
- Professional services as the agency determines to be actual, reasonable, and necessary for:
 - (i) Planning the move of the personal property, such as consultants, professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced person’s business operation are included if the agency determines they are actual, reasonable, and necessary (examples

include feasibility surveys, soil testing, and marketing studies; and professional services in connection with the purchase or lease of a replacement site);

- (ii) Moving the personal property; and
- (iii) Installing the relocated personal property at the replacement location. (See also [49 CFR Appendix-A-to-Part-24 “Section 24.304\(b\)\(5\) Ineligible expenses”](#) and note below. Construction costs for a new building at the business replacement site and costs to substantially reconstruct or rehabilitate a building are generally ineligible for reimbursement as are expenses for disconnecting, dismantling, removing, reassembling, and reinstalling relocated personal property.)

Note that [49 CFR Appendix-A-to-Part-24 “Section 24.301\(g\)\(3\) Modifications to personal property or to utilities”](#) contains a typographical error where expenses for disconnecting, dismantling, removing, reassembling, and reinstalling relocated personal property are erroneously mentioned as disallowed. This Manual makes the correction to indicate they are allowed. Note that Appendix A for [§24.301\(g\)\(3\)](#) disallows the items stated in (iii) above, but does allow for eligibility of modifications for utilities tied to the personal property. As of the effective date of this manual, FHWA is working on a technical correction to the regulations.

- Relettering signs, replacing stationery on hand at the time of displacement or temporary move, and making reasonable and necessary updates to other media that are made obsolete as a result of the move. See [49 CFR Appendix-A-to-Part-24 “Section 24.301\(g\)\(14\) Relettering signs and replacing stationery”](#).
- Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business or farm operation only when equipment is not being moved to replacement site and therefore it becomes an actual loss of tangible personal property. The payment shall consist of:
 - (i) If the item is currently in use, the lesser of:
 - A. The estimated cost to move the item up to 50 miles and reinstall; or

- B. The fair market value in place of the item, as is for continued use, less the proceeds from its sale. To be eligible for payment, the claimant must make a good faith effort to sell the personal property, unless the agency determines that such effort is not necessary.
 - (ii) If the item is not currently in use: The estimated cost of moving the item 50 miles, as is.
 - (iii) When payment for property loss is claimed for goods held for sale, the fair market value shall be based on the cost of the goods to the business, not the potential selling prices. See [49 CFR Appendix-A-to-Part-24](#) “Section 24.301(g)(15)(i)”.
- The reasonable cost incurred in attempting to sell an item that is not to be relocated . (In accordance with [49 CFR 24.301\(g\)\(15\)\(i\)\(B\)](#), the claimant must make a good faith effort to sell the personal property, unless the agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value shall be based on the cost of the goods to the business, not on the potential selling prices.)
- If an item of personal property, which is used as part of a business or farm operation is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, the displaced person is entitled to payment of the lesser of:
 - (i) The cost of the substitute item, including installation costs of the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
 - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage at the agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
- Searching for a replacement location.
 - (i) A business or farm operation is entitled to reimbursement for actual expenses, not to exceed \$5,000, as the agency determines to be reasonable, which are incurred in searching for a replacement location, including:
 - (A) Transportation;
 - (B) Meals and lodging away from home;
 - (C) Time spent searching, based on reasonable salary or earnings of at least \$25 per hour (a higher rate may be justified based on a demonstration of actual salary);
 - (D) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such sites;
 - (E) Time spent obtaining permits and attending zoning hearings; and
 - (F) Expenses negotiating the purchase of a replacement site, based on a reasonable salary or fee, including actual, reasonable, and necessary attorney's fees.

The Federal funding agency, on a program-wide basis, allows 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\(g\)\(18\)\(i\)](#). See [49 CFR Appendix-A-to-Part-24](#) “Section 24.301(g)(18) Searching expenses”.

- The amount of a payment for direct loss of an advertising sign that is personal property shall be the lesser of the following:
 - (1) The depreciated reproduction cost of the sign, as determined by the agency, less the proceeds from its sale; or
 - (2) The estimated cost of moving the sign, but with no allowance for storage.
- When the personal property to be moved is of low value and high bulk, and the cost of moving the property would be disproportionate to its value in the judgment of the agency, the allowable moving cost payment shall not exceed the lesser of: the amount which would be received if the property were sold at the site; or the replacement cost of a comparable quantity delivered to the new business location. Examples of personal property covered by this [49 CFR 24\(g\)\(19\)](#) include, but are not

limited to, stockpiled sand, gravel, minerals, metals, and other similar items of personal property as determined by the agency.

In accordance with [49 CFR 24.303](#), the following expenses, in addition to those provided by [§24.301](#) for moving personal property, shall be provided if the agency determines that they are actual, reasonable, and necessary:

- (a) Connection to available utilities from the replacement site's property line to improvements at the replacement site. See [49 CFR Appendix-A-to-Part-24 "Section 24.303\(a\)"](#).
- (b) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced person's business operation including, but not limited to, soil testing or feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the discretion of the agency an hourly rate of \$50 may be paid. See [49 CFR Appendix-A-to-Part-24 "Section 24.303\(b\) Professional services"](#).
- (c) Impact fees and one-time assessments for anticipated heavy utility usage, as determined necessary by the agency. See [49 CFR Appendix-A-to-Part-24 "Section 24.303\(c\) Impact fees and one-time assessments for anticipated heavy utility usage"](#).

The following forms are required for a claim under this section:

- [Claim for Actual Moving Expenses Form 25A-R745](#); and
- [Tabulation of Actual Moving Expenses Form 25A-R750](#).

7.17. Nonresidential Moves: Preparation of Specifications, Notification, and Inspection

In accordance with [49 CFR 24.301\(i\)](#) the agency shall inform the displaced person, and persons required to move temporarily, in writing, of the requirements of this section as soon as possible after the initiation of negotiations. This information may be included in the relocation information provided the person as set forth

in [§24.203](#). To be eligible for payments under this section the person must:

- (1) Provide the agency reasonable advance notice of the approximate date of the start of the move or disposition of the personal property and an inventory of the items to be moved. However, the agency may waive this notice requirement after documenting its file accordingly.
- (2) Permit the agency to make reasonable and timely inspections of the personal property at both the displacement and replacement sites and to monitor the move.

The move specification is a detailed agreement between the displaced person and the agency on how the move is to be accomplished. The displaced person prepares this document (with agency assistance if necessary). The displaced person should be informed that he or she may hire a professional to prepare the document and include the cost of preparation as part of the displaced person's moving expenses. The document becomes the basis to prepare the bids or estimates because it informs the person preparing the move estimate of what must be done to accomplish the move.

The move specifications should address such items as the following:

- order of the move;
- advance notification of the date of the move;
- special handling required;
- detach and reinstallation instructions;
- inventory;
- unique circumstances of the move; and
- location to which the property will be moved.

For low-cost or uncomplicated moves, the agency may waive the move specifications requirement.

7.17.1. Nonresidential Moves: Self-Moves

If the displaced person elects to take full responsibility for all or part of the move of the business, farm operation, or nonprofit organization, the agency may approve a payment for the moving expenses. Before the move, the displaced person must complete the [Self-Move Agreement \(Business\) Form 25A-R755](#).

In accordance with [49 CFR 24.301\(d\)\(2\)](#), the amount may be based on one or a combination of the following:

- (i) the lower of two bids or estimates prepared by a commercial mover or a qualified agency staff person. At the agency's discretion, payment for a low cost or uncomplicated move may be based on a single bid or estimate; or
- (ii) supported by received bills for labor and equipment. Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment but not to exceed the cost paid by a commercial mover.
- (iii) A qualified agency staff person may develop a move cost finding by estimating and determining the cost of a small uncomplicated nonresidential personal property move of \$5,000 or less, with the written consent of the person. This estimate may include only the cost of moving personal property which does not require disconnect and reconnect and/or specialty moving services necessary for activities including crating, lifting, transportation, and setting of the item in place.

The person preparing these bids or estimates must sign and date them and indicate the replacement location. A self-move payment does not require the displaced person to submit any additional documentation of moving expenses actually incurred in the move.

Monitor the move to ensure the property is actually moved to the replacement site and that the payment to the displaced person was based upon costs that were actual, reasonable, and necessary. This can be documented in the file by pre- and post-move inventories and the agent's move monitoring report contained within the [Self-Move Agreement \(Business\) Form 25A-R755](#).

For an uncomplicated move of less than \$5,000, the Regional ROW Chief may determine that a single bid or estimate is required. If, in the Regional ROW Chief's opinion, bids or estimates cannot be obtained or if circumstances (such as large fluctuations in inventory) prevent reasonable bidding, The agency may pay the displaced owner the actual reasonable moving costs, supported by receipts or other evidence of expense incurred.

The allowable expenses of a self-move under this provision may include:

- amounts paid for truck and/or equipment hired;
- if vehicles or equipment owned by a business being moved are used, a reasonable amount to cover gas and oil, and the cost of insurance and depreciation directly allocable to hours and/or days the equipment is used for the move;
- wages paid for the labor of persons who physically participate in the move; labor costs are to be computed on the basis of actual hours worked at the hourly rate paid (the hourly rate may not exceed that of commercial movers or contractors in the locality for each profession or craft involved); and
- if a business proposes to use working foremen or group leaders regularly employed by the business to provide supervisory services in connection with the move, the amount of their wages covering time spent in actual supervision of the move may be included as a moving expense.

7.17.2. *Nonresidential Moves: Eligible Reestablishment Expenses*

In addition to the payments available [49 CFR 24.301](#) and [§24.303](#), as described above, [§24.304](#) provides that a small business, farm, or nonprofit organization is entitled to receive a payment not to exceed \$33,200 for expenses actually incurred in relocating and reestablishing such small business, farm, or nonprofit organization at a replacement site. Reestablishment expenses must be reasonable and necessary, as determined by the agency. They include, but are not limited to, the following:

- (1) Repairs or improvements to the replacement real property as required by Federal, State, or local law, code, or ordinance.
- (2) Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- (3) Construction and installation costs for exterior signing to advertise the business.
- (4) Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting.

- (5) Advertisement of replacement location.
- (6) Estimated increased costs of operation during the first 2 years at the replacement site, for items such as:
 - (i) Lease or rental charges;
 - (ii) Personal or real property taxes;
 - (iii) Insurance premiums; and
- (7) Utility charges, excluding impact fees.
- (8) Other items that the agency considers essential to the reestablishment of the business.

7.17.3. *Nonresidential Moves: Ineligible Reestablishment Expenses*

In accordance with [49 CFR 24.304\(b\)](#) the following is a nonexclusive listing of reestablishment expenditures not considered to be reasonable, necessary, or otherwise eligible:

- 1. Purchase of capital assets such as office furniture, filing cabinets, machinery, or trade fixtures.
- 2. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- 3. Interest on money borrowed to make the move or purchase the replacement property.
- 4. Payment to a part-time business in the home which does not contribute materially, defined at [§24.2\(a\)](#), to the household income.
- 5. Construction costs for a new building at the business replacement site, or costs to construct, reconstruct or rehabilitate an existing building. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.304\(b\)\(5\) Ineligible expenses](#)”.

7.17.4. *Nonresidential Business Fixed Payment for Moving Expenses*

In accordance with [49 CFR 24.305](#), a displaced business may be eligible to choose a fixed payment in lieu of the payments for both actual moving and related expenses, as well as actual reasonable reestablishment expenses provided by [§§24.301, 24.303, and 24.304](#). Such fixed payment, except for payment to a nonprofit organization, shall equal the average annual net earnings of the business, as computed in accordance with [§24.305\(e\)](#), but not less than \$1,000 nor more than \$53,200. The displaced

business is eligible for the payment if the agency determines that:

- (1) The business owns or rents personal property which must be moved in connection with such displacement and for which an expense would be incurred in the move and the business vacates or relocates from its displacement site;
- (2) The business cannot be relocated without a substantial loss of its existing patronage (clientele or net earnings). A business is assumed to meet this test unless the agency determines that it will not suffer a substantial loss of its existing patronage;
- (3) The business is not part of a commercial enterprise having more than three other entities which are not being acquired by the agency, and which are under the same ownership and that is engaged in the same or similar business activities.
- (4) The business is not operated at a displacement dwelling solely for the purpose of renting such dwelling to others.
- (5) The business is not operated at the displacement site solely for the purpose of renting the site to others.
- (6) The business contributed materially to the income of the displaced person during the 2 taxable years prior to displacement. See [§24.2\(a\)](#).

Use the following forms for a claim under this section:

- [Request for Determination of Entitlement for Payment in Lieu of Moving Costs \(Business or Farm\) Form 25A-R757](#); and
- [Claim for Payment Income Basis in Lieu of Moving Expense \(Business or Farm\) Form 25A-R758](#).

If a business elects the fixed payment for moving expenses (in lieu of payment) option, the payment represents its full and final payment for all relocation expenses. Should the business elect to receive this payment, it would not be eligible for any other relocation assistance payments including actual moving or related expenses, or reestablishment expenses. See [49 CFR Appendix-A-to-Part-24](#) “[Section 24.305\(a\) Business](#)”.

7.17.5. Determining the Number of Businesses

In accordance with [49 CFR 24.305\(b\)](#), in determining whether two or more displaced legal entities constitute a single business, which is entitled to only one fixed payment, all pertinent factors shall be considered, including the extent to which:

- (1) The same premises and equipment are shared;
- (2) Substantially identical or interrelated business functions are carried out and business and financial affairs are comingled;
- (3) The entities are held out to the public, and to those customarily dealing with them, as one business; and
- (4) The same person, or closely related persons own, control, or manage the affairs of the entities.

7.17.6. Farm Operation Fixed Payment for Moving Expenses

In accordance with [49 CFR 24.305\(c\)](#), a displaced farm operation (defined at [§24.2\(a\)](#)) may choose a fixed payment, in lieu of the payments for actual reasonable reestablishment expenses, in an amount equal to its average annual net earnings as computed in accordance with [§24.305\(e\)](#), but not less than \$1,000 nor more than \$53,200. In the case of a partial acquisition of land, which was a farm operation before the acquisition, the fixed payment shall be made only if the agency determines that:

- The acquisition of part of the land caused the operator to be displaced from the farm operation on the remaining land; or
- The partial acquisition caused a substantial change in the nature of the farm operation.

Use the following forms for a claim under this section:

- [Request for Determination of Entitlement for Payment in Lieu of Moving Costs \(Business or Farm\) Form 25A-R757](#); and
- [Claim for Payment Income Basis in Lieu of Moving Expense \(Business or Farm\) Form 25A-R758](#).

If a farm operation elects the fixed payment for moving expenses (in lieu of payment) option, the payment represents its full and final payment for all relocation expenses. Should the farm elect to receive this payment, it would not be eligible for any other

relocation assistance payments including actual moving or related expenses, and reestablishment expenses. See [49 CFR Appendix-A-to-Part-24 “Section 24.305\(c\) Farm operation”](#).

7.17.7. Nonprofit Organizations

In accordance with [49 CFR 24.305\(d\)](#), a displaced nonprofit organization may choose a fixed payment of \$1,000 to \$53,200, in lieu of the payments for both actual moving as well as related expenses and actual reasonable reestablishment expenses, if the agency determines that it cannot be relocated without a substantial loss of existing patronage (membership or clientele). A nonprofit organization is assumed to meet this test unless the agency demonstrates otherwise. Any payment in excess of \$1,000 must be supported with financial statements for the two 12-month periods prior to the acquisition. The amount to be used for the payment is the average of 2 years annual gross revenues less administrative expenses. See [49 CFR Appendix-A-to-Part-24 “Section 24.305\(d\) Nonprofit organization”](#).

Gross revenues may include membership fees, class fees, cash donations, tithes, receipts from sales, or other forms of fund collection that enables the nonprofit organization to operate. Administrative expenses are those for administrative support such as rent, utilities, salaries, advertising, and other like items, as well as fundraising expenses. Operating expenses for carrying out the purposes of the nonprofit organization are not included in administrative expenses. The monetary receipts and expense amounts may be verified with certified financial statements or financial documents required by public agencies.

If a nonprofit organization elects the fixed payment for moving expenses (in lieu of payment) option, the payment represents its full and final payment for all relocation expenses. Should the nonprofit organization elect to receive this payment, it would not be eligible for any other relocation assistance payments including actual moving or related expenses, or reestablishment expenses.

7.17.8. Average Annual Net Earnings of a Business or Farm Operation

In accordance with [49 CFR 24.305\(e\)](#), the average annual net earnings of a business or farm operation are one-half of its net earnings before Federal, State, and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was

displaced. If the business or farm was not in operation for the full 2 taxable years prior to displacement, net earnings shall be based on the actual period of operation at the displacement site during the 2 taxable years prior to displacement, projected to an annual rate (see [49 CFR Appendix-A-to-Part-24 “Computation”](#) for sample calculations). Average annual net earnings may be based upon a different period of time when the agency determines it to be more equitable. Net earnings include any compensation obtained from the business or farm operation by its owner, the owner's spouse, and dependents. The displaced person shall furnish the agency proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence, which the agency determines is satisfactory. See [49 CFR Appendix-A-to-Part-24 “Section 24.305\(e\) Average annual net earnings of a business or farm operation”](#).

7.17.9. More Than One Move

If it is in the public interest, the agency may allow more than one move. The Regional ROW Chief must furnish complete written justification for the moves.

7.17.10. Advertising for Bids

The agency may pay the expenses incurred in advertising for packing, crating, and transportation services when the Regional ROW Chief determines that advertising is necessary. Advertising should be limited to complicated or unusual moves where advertising is the only method of securing bids.

7.17.11. Transfer of Ownership (Nonresidential)

Pursuant to [49 CFR 24.301\(j\)](#), upon request and in accordance with applicable law, the claimant shall transfer to the agency ownership of any personal property that has not been moved, sold, or traded in. This may be done by a waiver.

7.17.12. Ineligible Moving and Related Expenses: Residential and Nonresidential

In accordance with [49 CFR 24.301\(h\)](#), a displaced person is not entitled to payment for the following:

- (1) The cost of moving any structure or other real property improvement in which the displaced person reserved ownership.(However, this does not preclude the computation under [§24.401\(c\)\(2\)\(iii\)](#));
- (2) Interest on a loan to cover moving expenses;

- (3) Loss of goodwill;
- (4) Loss of profits;
- (5) Loss of trained employees;
- (6) Any additional operating expenses of a business or farm operation incurred because of operating in a new location, except as provided in [§24.304\(a\)\(6\)](#);
- (7) Personal injury;
- (8) Any legal fee or other cost for preparing a claim for a relocation payment or for representing the claimant before the agency;
- (9) Expenses for searching for a replacement residential dwelling which include costs for mileage, meals, lodging, time and professional real estate broker or attorney's fees;
- (10) Physical changes to the real property at the temporary or replacement location of a business or farm operation except as provided in [§24.301\(g\)\(3\)](#) and [§24.304\(a\)](#) (see Sections 7.16 and 7.17.2);
- (11) Costs for storage of personal property on real property owned or leased by the displaced person or person to be moved temporarily (however, the agency may approve rental of van storage when the displaced person or entity provides support in writing);
- (12) Refundable security and utility deposits; and
- (13) Cosmetic changes to a replacement or temporary dwelling, which are not required by State or local law, such as painting, draperies, or replacement carpet or flooring.

7.18. Personal Property Only

In accordance with [49 CFR 24.301\(e\)](#), eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling (including a mobile home), business, farm, or nonprofit organization include those expenses described in Sections 7.14 and 7.16. An example is personal property located on property that is being acquired, but the business or residence will not be acquired and can still operate. See [§24.301\(g\)\(1\)-\(7\)](#) and [\(18\)](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.301\(e\) Personal property only”](#).

7.18.1. Mobile Homes

The occupant of a mobile home may elect to move the contents by the schedule or on an actual cost basis. The agency must make any payment for moving the mobile home itself on an actual cost basis.

Mobile homes are usually considered personal property; however, if a particular mobile home is considered real property, it will be valued as such in the valuation.

Whether a particular object is personal or real property depends on whether it can be easily moved and what has been the owner's intent. If it has been held out for tax purposes as personal property, then in all likelihood it would be personal property.

For a mobile home to be considered real property, it would have to demonstrate the characteristics of real property, for example, being set on a permanent foundation; having numerous additions and modifications of a permanent nature; not being easily moved; and being taxed as real property.

7.18.2. Applicability

Regulation [49 CFR 24.501\(a\)](#) describes the requirements governing the provision of RHP to a person displaced from a mobile home and/or mobile home site who meets the basic eligibility requirements of this part. Except as modified by this subpart, such a displaced person is entitled to:

- (1) A moving expense payment in accordance with [subpart D of this part](#); and
- (2) RHP in accordance with [subpart E of this part](#); to the same extent and to the same requirements as persons displaced from conventional dwellings. Moving cost payments to persons occupying mobile homes are covered in [§24.301\(g\)\(1\)-\(11\)](#).

The same prohibition on relocation payments to aliens not lawfully present in the U.S. that apply to residents of permanent structures apply to residents of mobile homes.

7.18.3. Moving and Related Expenses- Mobile Homes

A non-occupant owner of a rented mobile home is eligible for actual cost reimbursement under [49 CFR 24.301\(a\)\(2\)](#) to relocate the mobile home. If the mobile home is not acquired as real estate, but the homeowner-occupant obtains RHP under one of the circumstances described at [§24.502\(a\)\(3\)](#), the homeowner-occupant is not eligible for payment for

moving the mobile home but may be eligible for a payment for moving personal property from the mobile home.

In accordance with [49 CFR 24.301\(g\)\(1\)-\(11\)](#), actual and necessary mobile home moving expenses also include:

- The reasonable cost of disassembling, moving, and reassembling any attached appurtenances attached to a mobile home, such as porches, decks, skirting, and awnings which were not acquired; anchoring of the unit; and utility "hookup" charges.
- The reasonable cost of repairs and/or modifications so that it can be moved and/or made DSS.
- The cost of a nonrefundable mobile home park entrance fee, to the extent it does not exceed the fee at a comparable mobile home park, if the person is displaced or temporarily moved from a mobile home park or the agency determines that payment of the fee is necessary to effect relocation.

7.18.4. RHP for 90-Day Mobile Homeowner- Occupants

Except under HLR, [49 CFR 24.502](#) provides that an owner-occupant displaced from a mobile home is entitled to RHP of as much as \$41,200 under [§24.401](#) if:

- (1) The person occupied the mobile home on the displacement site for at least 90 days immediately before:
 - (i) The initiation of negotiations to acquire the mobile home, if the person owned the mobile home and the mobile home is real property;
 - (ii) The initiation of negotiations to acquire the mobile home site if the mobile home is personal property, but the person owns the mobile home site;
 - (iii) The date of the agency's written notification to the owner-occupant that the owner is determined to be displaced from the mobile home as described in [49 CFR 24.502\(a\)\(3\)\(i\)-\(iv\)](#) of this section.
- (2) The person meets the other basic eligibility requirements at [§24.401\(a\)\(2\)](#);

(3) The agency acquires the mobile home as real estate, or acquires mobile home site from the displaced owner, or the mobile home is personal property, but the owner is displaced from the mobile home because the agency determines that the mobile home:

- (i) Is not, and cannot economically be made DSS;
- (ii) Cannot be relocated without substantial damage or unreasonable cost;
- (iii) Cannot be relocated because there is no available comparable replacement site; or
- (iv) Cannot be relocated because it does not meet mobile home park entrance requirements.

In accordance with [49 CFR 24.502\(b\)](#), RHP for an eligible displaced 90-day owner is computed as described at [§24.401\(b\)](#) incorporating the following, as applicable:

- (1) If the agency acquires the mobile home as real estate and/or acquires the owned site, the acquisition cost used to compute the price differential payment is the actual amount paid to the owner as just compensation for the acquisition of the mobile home, and/or site, if owned by the displaced mobile homeowner.
- (2) If the agency does not purchase the mobile home as real estate but the owner is determined to be displaced and eligible for RHP based on [§24.502\(a\)\(1\)\(iii\)](#), the eligible price differential payment for the purchase of a comparable replacement mobile home, is the lesser of the displaced mobile homeowner occupant's net cost to purchase a replacement mobile home (i.e., purchase price of the replacement mobile home less trade-in or sales proceeds from the displacement mobile home); or, the cost of the agency's selected comparable mobile home less the agency's estimate of the salvage or trade-in value of for the mobile home from which the person is displaced.

7.18.5. *RHP for a 90-day Owner-Occupant that is Displaced from a Leased or Rented Mobile Home Site*

Consider both the mobile home and mobile home site when computing a replacement housing payment. For example, an occupant may own the mobile home and rent the site or may rent the mobile home and own the

site. Also, a person may elect to purchase a replacement mobile home and rent a replacement site or rent a replacement mobile home and purchase a replacement site. In such cases, DOT&PF must make the total replacement housing payment for a dwelling and a payment for a site, each computed under the applicable sections herein.

In accordance with [49 CFR 24.502\(c\)](#), if the displacement mobile homeowner-occupant's site is leased or rented, a 90-day owner-occupant is entitled to a rental assistance payment computed as described in [§24.402\(b\)](#). This rental assistance housing payment may be used to lease a replacement site, may be applied to the purchase price of a replacement site, or may be applied, with any RHP attributable to the mobile home toward the purchase of a replacement mobile home and the purchase or lease of a site or the purchase of a conventional DSS dwelling.

7.18.6. *Owner-Occupant Not Displaced from the Mobile Home*

In accordance with [49 CFR 24.502\(d\)](#), if the agency determines that a mobile home is personal property and may be relocated to a comparable replacement site, but the owner-occupant elects not to do so, the owner is not entitled to RHP for the purchase of a replacement mobile home. However, the owner is eligible for moving costs described at [§24.301](#) and any RHP for the purchase or rental of a comparable site as described in this section as applicable.

7.18.7. *RHP for 90-Day Mobile Home Occupants*

Except under HLR, [49 CFR 24.503](#) provides that a displaced tenant or owner-occupant of a mobile home and/or site is eligible for RHP of as much as \$9,570, under [§24.402](#) if the following conditions are met:

1. The person actually occupied the displacement mobile home on the displacement site for at least 90 days immediately prior to the initiation of negotiations;
2. The person meets the other basic eligibility requirements at [§24.402\(a\)](#); and
3. The agency acquires the mobile home and/or mobile home site, or the mobile home is not acquired, but the agency determines that the occupant is displaced from the mobile home because of one of the circumstances described at [§24.502\(a\)\(3\)](#).

7.18.8. Cost of Comparable Replacement Dwelling

In accordance with [49 CFR 24.502\(b\)\(3\)](#), if a comparable replacement mobile home is not available, the price differential payment shall be computed on the basis of the reasonable cost of a conventional comparable replacement dwelling.

For purposes of computing the price differential, the cost of a comparable replacement dwelling is the sum of the following amounts:

- the value of the mobile home as established by the market;
- the cost of any necessary repairs or modifications; and
- the estimated cost of moving the mobile home to a replacement site.

7.18.9. Initiation of Negotiations

If the agency does not acquire the mobile home but the occupant is considered displaced, the initiation of negotiations is the date negotiations were initiated to acquire the land. If the agency does not acquire the land, the initiation of negotiations is the date the [Notice of Eligibility Form 25A-R723](#) is signed.

7.18.10. Person Moves Mobile Home

In accordance with [49 CFR 24.502\(d\)](#), if the agency determines that a mobile home is personal property and may be relocated to a comparable replacement site, but the owner-occupant elects not to do so, the owner is entitled to RHP for the purchase of a replacement mobile home. However, the owner is eligible for moving costs described at [§24.301](#) and any RHP for the purchase or rental of a comparable site as described in this section as applicable.

7.18.11. Partial Acquisition of Mobile Home Park

In accordance with [49 CFR 24.501\(b\)](#), the acquisition of a portion of a mobile home park property may leave a remaining part of the property that is not adequate to continue the operation of the park (deemed an uneconomic remnant by the agency). If the agency determines that a mobile home located in the remaining part of the property must be moved as a direct result of the project, the occupant of the mobile home shall be considered to be a displaced person who is entitled to relocation payments and other assistance under this part.

7.19. Notice of Intent to Acquire, Rehabilitate, or Demolish

If, in rare instances, after authority to acquire is received and before initiating negotiations for a parcel, the agency determines that it is necessary to establish eligibility for relocation payments for a parcel, issue a [Notice of Intent to Acquire Form 25A-R715](#), accompanied by the appropriate relocation brochure.

A notice of intent to acquire, rehabilitate, and/or demolish is the agency's written communication that is provided to a person to be displaced, including persons required to temporarily move, which clearly sets forth that the agency intends to acquire, rehabilitate, and/or demolish the property. A notice of intent to acquire, rehabilitate, and/or demolish establishes eligibility for relocation assistance prior to the initiation of negotiations and/or prior to the commitment of Federal financial assistance to the activity. See [49 CFR 24.2\(a\)](#).

Furnish a copy of the notice to each occupant within 15 days and notify the owner that this was done. To prevent possible subsequent occupancy and minimize rental problems for the owner, use discretion in issuing the notice.

7.19.1. Notification of Initiation of Negotiations

Federal law requires that the relocation brochure and a brief explanation of the relocation program be given to owners at the first acquisition contact. If a written offer to acquire is given to the owner, this is the "initiation of negotiations." While this *may* be done by the acquisition agent (see Ch. 6), because the relocation agent is more knowledgeable of the program, it is recommended that the relocation agent accompany the acquisition agent at this time.

7.19.2. Contact Displaced Person Immediately After Initiation of Negotiations

In accordance with [49 CFR 24.301\(i\)](#), contact the owner and any occupants as soon as possible after initiation of negotiations. Contact new tenants as their tenancy is known. Note and initial the details of *all* contacts (date, time, persons present, items discussed, questions raised and resolved) on the [Record of Relocation Contacts Form 25A-R720](#). A complete record is important in case the displaced person files an appeal or a different agent has to handle portions of the relocation.

Inform the displaced person and persons required to move temporarily, in writing of their rights, responsibilities, and entitlements. Explain the eligibility requirements to receive payments, increased interest costs, incidental expenses, and the option to rent replacement housing, relocation services available, and where they may be obtained. Provide a relocation brochure if not previously given and documented.

7.19.3. 90-Day Notice

In accordance with [49 CFR 24.203\(c\)](#) no lawful occupant shall be required to move unless he or she has received at least 90 days advance written notice of the earliest date by which he or she may be required to move. The agency may issue the notice 90 days or earlier before it expects the person to be displaced. If appropriate, the applicable 90-day notice may be given at the same time as the Notice of Eligibility. As required by [§24.203\(c\)\(3\)](#) and [§24.204\(a\)](#), the 90-day notice shall, at a minimum, inform include a statement that they will not be required to move without at least 90 days' written notice and:

1. state a specific date as the earliest date by which the occupant may be required to move, or state that the occupant will receive a further notice indicating, at least 30 days in advance, the specific date by which he or she must move. If the 90-day notice is issued before a comparable replacement dwelling is made available, the notice must state clearly that the occupant will not have to move earlier than 90 days after such a dwelling is made available, except in unusual circumstances; and
2. disclose in unusual circumstances, an occupant may be required to vacate the property on less than 90 days advance written notice if the agency determines that a 90-day notice is impracticable, such as when the person's continued occupancy of the property would constitute a substantial danger to health or safety.

7.20. Nonresidential Services Provided

In accordance with [49 CFR 24.205\(c\)\(2\)\(i\)](#), the advisory program must include such measures, facilities, and services that are necessary or appropriate in order to determine, for nonresidential (businesses, farm, and nonprofit organizations) displacements, the relocation needs and preferences of each business (farm and nonprofit organization) to be displaced or, when determined to be necessary by the funding agency, temporarily displaced and explain the

relocation payments and other assistance for which the business may be eligible, the related eligibility requirements, and the procedures for obtaining assistance. This shall include a personal interview with each business. At a minimum, interviews with displaced business owners and operators should include the following items:

- (A) The business's replacement site requirements, current lease terms and other contractual obligations and the financial capacity of the business to accomplish the move.
- (B) Determination of the need for outside specialists in accordance with [§24.301\(g\)\(13\)](#) that will be required to assist in planning the move, assistance in the actual move, and in the reinstallation of machinery and/or other personal property.
- (C) For businesses, an identification and resolution of personality and/or realty issues. Every effort must be made to identify and resolve personality and/or realty issues prior to, or at the time of, the appraisal of the property.
- (D) An estimate of the time required for the business to vacate the site.
- (E) An estimate of the anticipated difficulty in locating a replacement property.
- (F) An identification of any advance relocation payments required for the move, and the agency's legal capacity to provide them.

In accordance with [49 CFR 24.205\(c\)\(2\)\(iii\)](#):

- (iii) Provide, for nonresidential moves, current and continuing information on the availability, purchase prices, and rental costs of suitable commercial and farm properties and locations. Assist any person displaced from a business or farm operation to obtain and become established in a suitable replacement location.

7.21. Appeals

Any person who is dissatisfied by DOT&PF's benefits or relocation services may file a written appeal using the procedures in [17 AAC 81.020](#), including (if necessary) the procedures for a relocation appeals board hearing in accordance with [17 AAC 85.040](#) (d)-(e).

Advise every eligible displaced person of the right to appeal. Explain the procedures for making an appeal verbally when the benefit statement is delivered, if not before. A displaced person may file a written appeal in any case in which they believe the agency failed to properly determine eligibility for, or the amount of, a relocation payment required under this chapter.

7.22. Moving of Hazardous Materials

There is a significant distinction between “hazardous materials” (permissible legal materials such as paint and oil) and “hazardous wastes” (byproducts of industrial and commercial uses, legal or otherwise). This distinction may be significant in a legal sense and cause other complications that will need to be resolved at the earliest possible stage.

For purposes of this general discussion, the term “hazardous materials” is used for general identification purposes. Early and close coordination with the Alaska Department of Environmental Conservation (DEC) is a necessity for resolving these complex issues.

The agency must determine and provide relocation payments separate and apart from consideration of liability for hazardous materials treatment or removal. In other words, the agency cannot withhold relocation payments because of a hazardous materials problem (except as noted in Sec. 7.22.1).

A displaced person (individual, business, or farm) cannot be forced to move hazardous materials when the person is displaced, and the person may abandon it when they move from the acquired property. However, the displaced person remains liable for the control, treatment, or removal of any abandoned hazardous materials under the applicable Federal, State, or local laws.

7.22.1. Personal Property

Nothing in the Uniform Act or this manual affects a displaced person’s responsibility for hazardous materials under Federal, State, or local law.

If the removal of items of personal property would cause or contribute to contamination at the displacement or the replacement site (because of leakage, improper storage, etc.), do not consider those items removable personal property, and do not allow them to be moved until the Regional ROW Chief coordinates with DEC regarding proper disposition of the materials before moving/disposal, and if possible,

before assumption of agency ownership of the materials.

A displaced person may be compensated for moving hazardous materials to that displaced person’s new location or to a certified or licensed disposal or recycling center within 50 miles. The displaced person is responsible for obtaining all necessary permits and fulfilling their legal obligations. They coordinate these actions with DEC.

If the displaced person elects to abandon the hazardous materials rather than move them, pay the displaced person the actual cost of moving their other personal property in accordance with Sections 7.14 or 7.16. The person may also be entitled to a payment for actual direct loss of tangible personal property for the hazardous materials unless the Regional ROW Chief determines that the displaced person’s use or ownership of the materials before displacement was in violation of applicable law.

If otherwise eligible, provide the displaced person a fixed or “in lieu” payment pursuant to Sections 7.14.2 or 7.17.4 in place of the payments described above.

7.23. Eviction for Cause

In accordance with [49 CFR 24.206](#), eviction for cause must conform to applicable Federal, State, and local law. Except where provided elsewhere, any person who occupies the real property and is in lawful occupancy on the date of the initiation of negotiations is presumed to be entitled to relocation payments and other assistance set forth in [§24.206](#) unless the agency determines that:

- (1) The person received an eviction notice prior to the initiation of negotiations and as a result of that notice is later evicted; or
- (2) The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease or occupancy agreement; and
- (3) In either case the eviction was not undertaken for the purpose of evading the obligation to make available the payments and other assistance described in this part.

For purposes of determining eligibility for relocation payments, the date of displacement is the date the person moves or if later, the date a comparable replacement dwelling is made available. This section applies only to persons who would otherwise have

been displaced by the project. See [49 CFR Appendix-A-to-Part-24 “Section 24.206 Eviction for cause”](#).

7.24. Parcels Acquired by Condemnation

When the agency initiates condemnation proceedings, eligible owner-occupants are still eligible for replacement housing supplements. Compute the provisional advance RHP and pay it on the basis that the agency's maximum offer for the property is the acquisition price. If the owner does not agree to the adjustment, the agency must defer RHP until a legal settlement is reached.

The RHP may be made only upon the owner-occupant's signed agreement that:

- upon final acceptance of the condemnation or stipulated settlement or judgment, the agency will recalculate RHP; compare the settlement amount to the actual price paid or the amount determined by the Regional ROW Chief to be necessary to acquire a comparable DSS-compliant dwelling; and
- if the settlement amount plus the amount of the provisional RHP advanced exceeds the price paid for a comparable dwelling or the agency's determined cost, the displaced person agrees to refund to the agency, from the settlement, an amount equal to the amount of the excess; in no event, however, may the agency require the displaced person to refund more than the advanced RHP (this potential action needs to be in the agreement signed by the displaced person).

7.25. Administration Relocation Claim Processing

In accordance with [49 CFR 24.207](#), to obtain a relocation payment, the displaced person must file a written claim for payment on the appropriate form provided by the agency. A displaced person or person required to move temporarily must be provided reasonable assistance necessary to complete and file any required claim for payment.

The agency shall review claims in an expeditious manner. The claimant shall be promptly notified as to any additional documentation that is required to support the claim. The relocation supervisor must review all claim forms before requesting approval from the Regional ROW Chief. No more than one RHP will be made for each dwelling unit, except in the case of multifamily occupancy of a single-family

dwelling. Inspect all replacement housing before occupancy whenever possible, but certainly before payment is made.

With certain limited exceptions, relocation payments to aliens not lawfully present in the U.S. are prohibited. By signing a relocation claim form, the displaced person certifies residence status

7.25.1. Federal Agency May Make Periodic Payment Adjustments

In accordance with [49 CFR 24.11](#) and [49 CFR Appendix-A-to-Part-24 “Section 24.11 Adjustment of Limits and Payments”](#), the Lead Agency may adjust maximum relocation benefits payments.

7.25.2. Time for Filing

In accordance with [49 CFR 24.207\(d\)](#), a displaced person shall file all claims for a relocation payment with the regional ROW Section no later than 18 months after:

- (1) for tenants, the date of displacement, or temporary move; and
- (2) for owners, the date of displacement or the date of the final payment for the acquisition of the real property (for condemnations, the date the full amount of the Right-of-Way Chief's Determination of Just Compensation ([Form 25A-R505](#)) is deposited in the court), whichever is later:

The agency may waive this time period for good cause.

7.25.3. Notice of Denial of Claim

In accordance with [49 CFR 24.207\(e\)](#), if the Regional ROW Chief disapproves all or a part of a payment claimed or refuses to consider the claim on its merits because of untimely filing or other grounds, the agency shall promptly notify the claimant in writing of its determination, providing the basis for the determination, and the procedures for appealing the determination.

7.25.4. Purchase Voucher Preparation

A purchase voucher prepared for payment must reference the type of document authorizing the payment ([Claim for Actual Moving Expenses Form 25A-R745](#) and [Claim for Payment \(Rent Supplement\) Form 25A-770](#)). The date of agreement must be the date the claim is approved for payment. Attach the original approved claim form to the

processed purchase voucher and file it in the parcel relocation file.

7.25.5. Payments

In accordance with [49 CFR 24.207](#), payment for a claim shall be made as soon as feasible following receipt of sufficient documentation to support the claim. The agency must make payments for replacement housing supplements directly to the displaced person or family or upon written instruction from the displaced person, directly to the lessor for rent or the seller toward the purchase of a DSS dwelling. If an applicant otherwise qualifies for RHP, and upon specific request, the agency must make payments into escrow before the displaced person moves.

The agency must make payments for moving expenses directly to the displaced person. By written prearrangement between the agency, the displaced person, and the mover, the displaced person may present an unpaid moving bill to the agency for direct payment to the mover.

Payments, provided pursuant to [49 CFR 24.207](#) shall not be considered to constitute Federal financial assistance. Accordingly, this part does not apply to the expenditure of such payments by, or for, a displaced person.

7.25.6. Multiple Occupants of One Displacement Dwelling Unit

In accordance with [49 CFR 24.403\(a\)\(5\)](#) when there are multiple occupants of one displacement dwelling and if two or more occupants of the displacement dwelling move to separate replacement dwellings, each occupant is entitled to a reasonable prorated share, as determined by the agency, of any relocation payments that would have been made if the occupants moved together to a comparable replacement dwelling. However, if the agency determines that two or more occupants maintained separate households within the same dwelling, such occupants have separate entitlements to relocation payments.

The ROW agent must determine the number of households in a dwelling, based on the use of the dwelling, the relationship of the occupants, and any other relevant information. The payment computation for each household should be based on the part of the dwelling each household occupies and the space shared with others. For owner-occupants, the acquisition price to be used as the basis for RHP

computations is that amount each owner received from the total payment for the property to be acquired.

7.25.7. Deductions from Relocation Payments

In accordance with [49 CFR 24.403\(a\)\(6\)](#) an agency shall deduct the amount of any advance relocation payment from the relocation payment(s) to which a displaced person is otherwise entitled. The agency shall not withhold any part of a relocation payment to a person to satisfy any other obligation to any other creditor.

7.25.8. Conversion of Payment

In accordance with [49 CFR 24.403\(e\)](#), a displaced person who initially rents a replacement dwelling and receives a rental assistance payment under [§24.402\(b\)](#) is eligible to receive a payment under [§24.401](#) or [§24.402\(c\)](#) if he or she meets the eligibility criteria for such payments, including purchase and occupancy within the prescribed 1-year period. Any portion of the rental assistance payment that has been disbursed shall be deducted from the payment computed under [24.401](#) or [§24.402\(c\)](#).

7.25.9. Payment After Death

In accordance with [49 CFR 24.403\(f\)](#), RHP is personal to the displaced person and upon his or her death the undisbursed portion of any such payment shall not be paid to the heirs or assigns, except that:

- (1) The amount attributable to the displaced person's period of actual occupancy of the replacement housing shall be paid.
- (2) Any remaining payment shall be disbursed to the remaining family members of the displaced household in any case in which a member of a displaced family dies; and
- (3) Any portion of RHP necessary to satisfy the legal obligation of an estate in connection with the selection of a replacement dwelling by or on behalf of a deceased person shall be disbursed to the estate.

7.25.10. Advanced Payments (Hardship)

In accordance with [49 CFR 24.207\(c\)](#) if a person demonstrates the need for an advance relocation payment to avoid or reduce a hardship, the agency shall issue the payment, subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. The Regional ROW Chief approves the payment, subject to such safeguards as

are appropriate to ensure that the objective of the payment is accomplished. The purchase voucher authorizing payment must reference the specific claim form or other documentation justifying payment.

7.25.11. *No Duplication of Payments*

In accordance with [49 CFR 24.3](#) no person shall receive any payment under this part if that person receives another payment under Federal, State, or local law that is determined to have the same purpose and effect as a payment under this part.

7.25.12. *Relocation Payments Not Considered as Income*

In accordance with [49 CFR 24.209](#) no relocation payment received by a displaced person or person required to move temporarily under this part shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, USC), or for the purpose of determining the eligibility or the extent of eligibility for assistance under the Social Security Act ([42 USC 301](#) *et seq.*) or any other Federal law, except for any Federal law providing low-income housing assistance.

7.26. Civil Rights

The agency must select prime contractors and subcontractors on a nondiscriminatory basis and as required by Title VI of the Civil Rights Act of 1964 and Executive Orders 11246 and 11625.

7.27. Restrictions on Agent Establishing a Relocation Payment

The agent who establishes the estimate of value of a moving or RHP may not negotiate for the acquisition of the parcel nor deliver payments to the displaced person.

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

PUBLIC STATEMENT ON ACQUISITIONS AND RELOCATIONS FOR PUBLIC PROJECTS

Any property required for a project will be valued. These valuations are completed by a qualified, competent real estate professionals as required by Federal and State laws and regulations described in the [Alaska Right-of-Way Manual](#). The Department's Statewide Appraisal and Review Group manages appraisals and appraisal reviews, as well as administrative consistency spot checks for waiver valuations. The approved valuation is the basis for the fair market value offer. After the Department approves the valuation, negotiations for the purchase of the property with the property owner begin.

“Fair market value” is defined as the basis for just compensation; the final opinion of value that most nearly represents what the typical, informed, rational purchaser would pay for the subject property if it were available for sale on the open market as of the date of the appraisal [valuation], given all the data available to the valuer in their analysis.” This is known as the willing buyer-willing seller concept and is the basis for “fair market value”.

For the State to pay less than fair market value would be unfair to the property owner and inconsistent with State and Federal requirements. For the State to pay more than the fair market value of the property could be unfair to the taxpayer who provides the money for improvements.

[AS 34.60](#) defines the Federal-aid project assistance available to persons displaced from their homes, farms, and businesses, and nonprofit organizations and the benefits eligible parties may receive. These benefits are not a part of the fair market value of the property acquired but are *in addition* to the payment for property.

The Department offers the following benefits under the relocation program, as explained more fully in the available relocation brochures:

- (1) Relocation advisory assistance is available for all eligible individuals, families, businesses, farms, or nonprofit organizations displaced as a result of a public improvement, as well as for adjacent property owners who suffer substantial economic damage resulting from acquisition.
- (2) A moving payment is available for individuals, families, businesses, farms, and nonprofit organizations in occupancy on the first negotiating call or in occupancy at the time the agency obtains legal possession of the property. This payment is for actual and reasonable costs to move personal property up to 50 miles. As an alternative to actual costs of moving, an individual or a family living in a dwelling is eligible to receive a moving expense and relocation allowance based on the number of rooms of furniture and/or personal property moved.
- (3) Under certain conditions, displaced farms, businesses, and nonprofit organizations may be eligible for benefit payments of up to \$53,200 in lieu of actual moving costs.
- (4) For owner-occupants of dwellings for more than 90 days prior to the initiation of negotiations, under certain conditions, an additional payment may be available for the additional cost necessary to purchase a replacement dwelling, to compensate the owner for increased interest costs in financing a replacement

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dwelling, and to reimburse the owner for expenses incidental to the purchase of replacement housing, the combination of which may not exceed \$41,200.

- (5) For owners and renters occupying the property for more than 90 days prior to the initiation of negotiations who prefer to rent a replacement dwelling, a rental RHP of up to \$9,570 may be made to allow the rental of a decent, safe, and sanitary dwelling.
- (6) For owners and renters occupying the property for more than 90 days prior to the initiation of negotiations who prefer to rent a replacement dwelling, a rental RHP of up to \$9,570 without entering Housing of Last Resort (HLR) may be made to allow the rental of a Decent, Safe, and Sanitary (DSS) dwelling.
- (7) For owner-occupants and renters occupying the property for 90 days prior to the initiation of negotiations who elect to purchase a Decent, Safe, and Sanitary (DSS) house, an alternate benefit to apply to the down payment of as much as \$9,570 without entering Housing of Last Resort is available.

The Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Pub. L. 91-646, 84 Stat. 1894; [42 USC 4601 et seq.](#)) and -amendments thereto ([49 CFR 24](#) effective June 3, 2024) and the State Relocation Assistance and Real Property Acquisition Practices operating procedures are very complex. The dollar figures just quoted are maximum figures. You are cautioned that benefits must be computed in accordance with these laws and regulations and on an individual basis. Usually, the benefits do not reach the maximums quoted.

THE FOLLOWING ADVISORY MUST BE READ ALOUD

AT ALL PUBLIC PROJECT MEETINGS:

The benefits available under the laws and the eligibility requirements for such benefits are outlined in the relocation brochures. Copies of these brochures are available at this meeting and, if your property may be affected by the project, I encourage you to take a copy with you. The right-of-way agent will explain the program in full at the initiation of negotiations or notice of relocation eligibility. Eligibility for the various benefits under the program will have been determined and will be explained fully at that time.

THE FOLLOWING MUST BE AVAILABLE AT ALL CORRIDOR MEETINGS:

- (1) The approximate number of individuals, families, businesses, farms and nonprofit organizations that would be displaced for each proposed route.
- (2) A projection of the probable availability of decent, safe, and sanitary replacement housing within the means of those displaced is to be made up to the anticipated year of the project. In addition, any alternate plans for replacement housing displaced persons are to be presented.

THE FOLLOWING MUST BE AVAILABLE AT DESIGN MEETINGS:

The Department estimates that _____ individuals or families will need to be relocated for this project.

The Department estimates the time required for right-of-way acquisitions and relocations at _____ months from the date of authorization to value and acquire property for the project. This estimate considers the anticipated time to permit adequate valuation and negotiations and provide at least 90 days after notice of acquisition for relocation of displaced persons. In addition, no eligible residential displacements may occur until they have been offered Decent, Safe, and Sanitary (DSS) housing that is available for immediate occupancy, have obtained the right of possession of comparable replacement housing, or have been relocated to Decent, Safe, and Sanitary housing. No owner-occupant will be required to move until receiving payment for the property (or the money is deposited in the Clerk of the Court for condemnations).

Alternate housing for this project is readily available. A search of the residential market reveals that _____ dwellings are for sale by real estate brokers and private owners. Also, a search of the rental market reveals that

single-family dwelling units in multiple housing complexes are available for rent. Mobile home courts have vacancies available and mobile home dealers have large inventories of replacement dwellings. Further studies indicate this amount of housing can reasonably be expected to be (as many, more, or less) than indicated here during the foreseeable future.

[Note: The above language may be adjusted slightly to suit the replacement housing situation for each separate project. Consult with Regional ROW agents to ensure accuracy and reliability. Remove this note before distributing.]

The Department shall ensure that replacement dwelling units meet Decent, Safe, and Sanitary (DSS) requirements that are functionally equivalent and substantially the same as those to be acquired: fair housing, open to all persons regardless of race, color, national origin, gender, age, income, or disability in areas not less desirable than the dwellings to be acquired in regard to public utilities and public and commercial facilities, reasonably accessible to the displaced person's place of employment, adequate to accommodate the displaced person in an equal or better neighborhood, and within that person's financial means.

If the displaced person is dissatisfied with the payment benefits, he or she may initiate the relocation appeals procedure. The right-of-way agent will render the appellant assistance in each step of the appeal procedure. Initiating the appeal procedure does not invalidate the benefits for which the displaced person is eligible. Within 60 days after notification of eligibility or payment, the appellant may make a written request for a determination from the Regional Director ([17 AAC 81.020](#), [17 AAC 85.040](#) (d)-(e)). If, within 30 days after the Regional Director's determination, the displaced person is still dissatisfied, a second-level appeal may be made, in writing, to the Statewide Chief Engineer of the Division of Design and Engineering Services. In turn, the Chief Engineer will appoint a three-member appeals board that will provide the appellant an opportunity to be heard. Any further appeals actions must be made through civil litigation.

The right-of-way relocations supervisor for this project will be: _____, whose office is located at: _____, in _____, Alaska. Their telephone number is: _____, and their email address is: _____.

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RHP COMPUTATION EXAMPLES

Use for mixed-use and multifamily properties, if the displacement dwelling is part of a property that contains another dwelling unit and/or space used for nonresidential purposes, and/or is located on a lot larger than typical for residential purposes, 49 CFR 24.403(a)(7).)

Sample Computation:

<u>Total Acquisition Price</u>	<u>\$110,000</u>
Comparable Replacement Housing	\$90,000
Less Acquisition Price of Acquired Dwelling	(\$30,000)
Less Acquisition Price for that portion of acquired land representing a typical <u>residential tract in the area</u>	<u>(\$50,000)</u>
RHP (Replacement Housing Payment)	\$10,000

If the mortgage is obviously based on the larger site, reduce the interest payment to the estimated percentage ratio of the larger site value has to the typical site value:

In the above example, the acquired dwelling (\$30,000) plus the associated land portion (\$50,000) totals \$80,000 that, divided by the acquisition price (\$110,000), represents 72% of the total acquisition price. To determine the mortgage interest cost differential, the remaining principal balance and the monthly mortgage payment would each be reduced to 72% of the actual amount.

Old Mortgage: (30 years on \$80,000 with 25 years remaining term)

Remaining Principal Balance: $78,988 \times 72\% = \$56,871.36$

Monthly Payment (principal and interest): $812.38 \times 72\% = \$584.91$

Interest Rate: 12% (commercial rate)

New Mortgage:

Interest Rate:	10% (residential rate)
Principal Balance	\$56,871.36
Monthly Payment (principal & interest)	\$516.78

No interest mortgage cost interest differential payment is due in the above example since the monthly payment for the new mortgage is less than the monthly payment for the old mortgage.

Exhibit 7-2 RHP Computation Examples

8. Legal

- 8.1. Introduction
- 8.2. Authorities
- 8.3. General Procedures
- 8.4. Authority and Necessity Hearing
- 8.5. Masters' Hearings
- 8.6. Trial
- 8.7. Appeals to Supreme Court

8.1. Introduction

DOT&PF must make every reasonable effort to expeditiously acquire real property by negotiation as required by [AS 34.60.120](#) and the Uniform Act. The Uniform Act further requires an attempt to expedite the acquisition by agreements with owners and to avoid litigation and relieve congestion in the courts.

Before the Regional ROW Chief submits a parcel for condemnation they should meet with representatives of the Department of Law's (LAW) Attorney General's Office (AGO) staff to discuss the parcel and determine if there are any approaches to settlement that have not been attempted, including such options as redesign or acquiring a lesser property interest.

There will be instances where all efforts to reach agreement with the owner fail, or where in order to clear title, condemnation is necessary. Once this determination has been made, formal condemnation proceedings must be initiated so that it will not be necessary for the property owner to institute legal proceedings (inverse condemnation) to prove the fact of the taking of the real property.

Although condemnation is expensive, both for the State and property owner, once a parcel is referred to LAW for condemnation expect that a trial will occur to resolve the factual issues in the case. The Regional Preconstruction Engineer has the final authority for instituting condemnation actions. When the case is referred to LAW, the Regional ROW Chief will provide a ledger code against which to charge the attorney's time.

LAW's Transportation Section represents DOT&PF in eminent domain proceedings and provides legal assistance as requested. Assistant Attorneys General (AAG) are located in Juneau, Anchorage, and Fairbanks. A Section Chief, who reports to LAW's local office Chief, supervises these AAGs. These

AAGs bill their time via an Agency Journal Entry (AJE) transaction.

The Attorney General (AG) may request private (fee) co-counsel to handle a particularly complex or unique case, or to handle additional workload. DOT&PF has prior approval of this method.

The Attorney General (AG) or their designee at LAW will select fee counsel. The State will base fees on the usual and customary fees charged for handling cases of similar complexity. DOT&PF may claim Federal-aid participation in these costs if LAW shows that employment of fee counsel is in the public interest and that the fee is reasonable and not on a percentage basis.

LAW is responsible for providing quarterly status reports of pending cases to the Regional ROW Section. The Regional ROW Chief notifies headquarters of the scheduling of hearings, trials, or other proceedings, based upon these quarterly reports and other communications between LAW and the region.

Of note, LAW has confirmed that "merger of title" does not occur when two agencies of the same government hold interest in the same parcel of land because each of the agencies has different statutory rights in the management of the land. Generally speaking the Alaska Department of Natural Resources (DNR) manages the subsurface rights and DOT&PF manages the surface rights acquired by DOT&PF. Note that tidelands may or may not be managed by DNR. For transportation corridors, DNR has historically concurred that DOT&PF manages the right of way through tidelands.

8.2. Authorities

Eminent domain cases, in general, are subject to the [Alaska Constitution](#), [AS 02.15.060](#), [AS 02.15.070](#), and Alaska Supreme Court decisions. [Alaska Rules of Civil Procedure](#) Rule 72, governs the special procedures for eminent domain cases. [AS 19.05.040](#) (3), [AS 19.05.080-AS 19.05.110](#), [AS 35.20.010-AS 35.20.040](#), and [AS 44.42.020](#) (b) grant DOT&PF the authority to acquire land through the State's power of eminent domain.

8.3. General Procedures

The region's acquisitions supervisor prepares a recommendation for condemnation to the Regional ROW Chief, setting forth the results of the negotiations and number of contacts made, and attaching a copy of the Record of Contact (ROC).

The Regional ROW Chief reviews the case and determines whether legal action is justified. If so, they prepare a recommendation to the regional Preconstruction Engineer for filing an eminent domain case.

When the Preconstruction Engineer approves the recommendation, they must request the Design Section to prepare a draft decisional document and forward it to the Regional ROW Chief for review.

In no event may DOT&PF advance the date of condemnation or take any coercive action to induce an agreement over the price to be paid to a property owner.

This process is reversible at any time.

8.3.1. Submission to Department of Law

The Regional ROW Chief must provide the following to LAW:

1. Draft decisional document in hard copy and electronic format, allowing for easy editing.
2. Record of Contact.
3. Market Value Letter with a copy of purchase vouchers.
4. Updated title report.
5. List of defendants who have an interest in the property, including their addresses.
6. Parcel description, plat, and vicinity map.
7. All appraisals that have been prepared for the parcel.
8. Reviewer Appraiser's Recommendation of Just Compensation.
9. Recommendation for Condemnation memorandum.
10. All correspondence.
11. A letter of final offer and intent to condemn.

12. Warrant, or a copy of the purchase voucher to the Clerk of Court, showing DOT&PF has requested the Market Value Deposit.

13. Relocation Benefit Statement (if applicable)

8.3.2. Declaration of Taking

The Declaration of Taking vests title of the real property interest in the State of Alaska. The Regional Preconstruction Engineer must sign the Declaration of Taking and transmit it with the deposit to LAW.

Under [AS 09.55.440](#), title vests when eminent domain proceedings have been instituted in the proper court; however, a certified copy, from the Superior Court, must be recorded immediately in the recording district in which the land being acquired or condemned is located, date stamped as filed in the trial court.

8.3.3. Attorney General Office Review

A legal requirement for all indemnification clauses/agreements/sovereign immunity waivers must be approved by Deputy Attorney General.

8.3.4. Deposit

When LAW files the Declaration of Taking, it must deposit a State warrant with the court for the owner's (or other claimants of interest) benefit, in an amount not less than the Recommendation of Just Compensation.

When all necessary documents have been filed in court, LAW will forward a copy of the filed documents with the filing date to the Regional ROW Chief.

8.3.5. New, Updated, or Revised Appraisals

DOT&PF or LAW must procure any additional valuation or updates to the original valuations for condemnation in accordance with Ch. 4. In accordance with Ch. 5 the appraiser must forward the report to the Statewide Appraisal and Review Group for review before acceptance for litigation. The purpose of this review is to ensure that the report complies with accepted and applicable appraisal practices.

8.3.6. Settlement Justification

LAW may make a legal settlement if it is in the public interest. For settlements in excess of the Recommendation of Just Compensation, LAW must submit them in a Pre-Trial Settlement Report that justifies expenditure of additional State and Federal money.

8.3.7. Possession

The ROW phase is not complete until the courts give DOT&PF possession of all parcels. The attorney assigned to the case must advise the Regional ROW Chief of the date that (1) the Declaration of Taking and the deposit were filed with the Clerk of the Court, and (2) the State has been given legal and physical possession.

The Regional ROW Chief and LAW should maintain active communication so that these dates are made available to DOT&PF. This information is critical to advancing the project through plans, specifications, and estimate and to the authority to advertise for construction.

8.3.8. Interest

In the absence of a final judgment setting out interest due, DOT&PF pays interest as follows:

- on the amount by which an award exceeds the amount deposited into court;
- at the rate prescribed by law;
- from the date of the original deposit in court up to, but not including, the day the final payment is received in the court registry; and
- based on a 365-day calendar and calculated to two significant decimals.

8.4. Authority and Necessity Hearing

After LAW files the Declaration of Taking, the owners have 20 days to challenge the State's Authority and Necessity for taking the parcel. If challenged, DOT&PF presents evidence to show it has the authority to condemn the parcel and there is no reasonable alternative to taking the parcel. The court determines authority and necessity for the public use by weighing the greatest public good against the least private injury.

8.5. Masters' Hearings

If the court condemns the parcel, Masters are appointed by the court under [Civil Rule 72 \(h\)\(3\)](#). The Master will determine just compensation in the proceedings under the provisions of [AS 09.55.310](#). A Masters' Hearing may not be waived unless all parties agree, in which case, the matter valuation is resolved by a jury trial under [AS 09.55.300 \(b\)](#), using the methodology set forth in [AS 09.55.310](#).

A Masters' Hearing is an informal proceeding where the rules of evidence and testimony are relaxed. The hearings are governed by [Civil Rule 37](#) and [Civil Rule 45](#). Each side has the right to examine and cross-examine witnesses. All testimony is under oath. The court may or may not record the Masters' Hearing.

Either side may appeal the award of damages and the valuation of the property, as set forth in the Masters' Report, for a new trial in Superior Court.

8.5.1. Masters' Report

The Master will prepare a report that summarizes and documents the amount of compensation. If neither party objects to the Masters' finding, the Masters' report becomes final 15 days after the clerk of court makes the Notice of Filing the report. DOT&PF should appeal an award if it is in the State's best interests. However, before making a decision to file an appeal or accept a settlement offer, LAW must obtain the regional director's approval.

8.6. Trial

If the parties to the action object to the appointment of a Master, or if the Masters' Award has been appealed, the court will proceed with a jury trial, unless a jury is waived by all parties to the action.

8.7. Appeals to Supreme Court

A party to an eminent domain proceeding may appeal the final judgment to the Supreme Court. The appeal is limited to factual or legal issues that they believe Superior Court erred in its decision.

Whether DOT&PF should appeal a case is a decision that ultimately rests with LAW. LAW's decision will only be made after consultation with the DOT&PF regional director.

Issues considered before appealing include the impact upon the Recommendation of Just Compensation in the particular action and precedence setting impact on future eminent domain cases conducted by the State and other agencies.

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9. Property Management

- 9.1. Introduction
- 9.2. Retention Value Estimates
- 9.3. Inventory and Control of Improvements
- 9.4. Disposition of Improvements
- 9.5. Bid Openings
- 9.6. Use of Highway Right of Way by Others
- 9.7. Highway Signs for the Traveling Public
- 9.8. Outdoor Advertising Control
- 9.9. Junkyard Control
- 9.10. Excess Land Management and Disposal
- 9.11. Materials Sources
- 9.12. Civil Rights Statements for Deeds and Leases

- selling excess fee-owned parcels of land not needed for DOT&PF purposes; and
- routinely patrolling each ROW to keep it free of encroachments and in a clean and orderly condition.

Maintain current records of excess real property and adequate fiscal and internal control of all real property, fixtures, and equipment acquired, managed, and disposed of as part of the ROW.

DOT&PF owns a variety of interests in materials sources across the state. If DOT&PF acquires a source in fee simple title, the procedures in Ch. 3-6 apply. If DOT&PF acquires a source from another government agency, the procedures in Ch. 6 apply. DOT&PF should only acquire lesser interests after consulting with the Design Project Manager or the Maintenance Superintendent.

9.1. Introduction

The Property Management Unit manages State-owned ROW and materials sources and carries out the provisions of the Highway Beautification Act of 1965 on areas adjacent to the highway ROW.

Although there are regional differences in designating position titles, for purposes of this manual the term “property management supervisor” refers to the person with supervisory responsibilities over the Property Manager. The term “Property Manager” denotes the ROW Agent who has been assigned property management responsibility.

Unless otherwise specified, all instructions in this chapter refer to the Property Manager.

The property management supervisor must manage the State’s ROW for the greatest long-range public benefit. This includes, but is not limited to, the following:

- maintaining and protecting State-owned improvements;
- clearing each ROW of encroachments for projects;
- renting buildings and lands not immediately needed for construction purposes;
- disposing of improvements by sale or demolition;

The Highway Beautification Act of 1965 requires the control of outdoor advertising and junkyards adjacent to the interstate and primary highway systems ([23 USC 131](#)). These control requirements were reiterated in [AS 19](#) and extended the coverage to secondary highway systems.

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) replaced the interstate and primary systems with the National Highway System. For purposes of outdoor advertising and junkyard control, routes classified as interstate and primary as of June 1, 1991 were to retain that designation. State regulations ([17 AAC 20.011](#)) address these changes to Federal law through DOT&PF’s publication *Federal Aid Highways: Interstate, Primary, and Secondary Highways of Alaska* adopted by reference in [17 AAC 20.950](#). Sec. 9.7, 9.8, and 9.9 of this manual cover the property management functions under these laws.

9.2. Retention Value Estimates

The Property Management function typically does not commence until after DOT&PF has acquired the ROW for the project. The exception to this is when establishing retention values for improvements within the acquired ROW in case an owner decides to retain the improvements and move them from the ROW.

DOT&PF may allow an owner of improvements, including buildings, fences, sheds, etc., on lands being acquired, to retain those improvements at the

discretion of the Regional ROW Chief. Before the ROW Agent's first contact with the property owner, you complete the [Retention Value Estimate Form 25A-R905](#) and have it approved by the Regional ROW Chief.

Compute retention values based on a comparison of what three comparable properties have sold for, if available. These comparables are generally improvements acquired by DOT&PF and later sold and removed. Each region must maintain a [Register of Improvements Sold Form 25A-910](#) from previous projects statewide to aid in establishing retention values.

Compare the improvements to the subject based on the following:

- type of improvement;
- approximate square footage;
- condition of roof;
- condition of siding and interior;
- number of rooms;
- overall condition; and
- ease of moving.

Indicate the sale prices of the three comparable properties, and identify them by their project and parcel numbers if they were acquired and removed from a DOT&PF project.

With each retention value estimate, attach a narrative that explains and analyzes each comparison.

When comparable sales are not available, determine retention value by inspecting and analyzing whether the improvement is movable, and what value it will have on a replacement site, less the cost to move it. Set out the findings in a narrative on Pg. 2 of the [Retention Value Estimate Form 25A-R905](#). The Property Manager and the Property Management Supervisor must sign the form. Submit the form to the Regional ROW Chief. After approval, retain the form in the regional parcel files.

Set one retention value for structures with common walls, such as zero-lot-line units. No retention values are necessary on fixtures and equipment unless the property owner specifically requests retention.

To assure removal of improvements as specified in an MOA with the property owner, DOT&PF must withhold a minimum of \$500 from the purchase price paid to the owner until removal is accomplished. If an increased or decreased withholding amount is warranted, estimate removal cost if DOT&PF is required to remove it.

Make these retention values the first entry on the [Property Management Project Status Report Form 25A-R915](#) described in Sec. 9.3.2.

9.3. Inventory and Control of Improvements

For each negotiated parcel with improvements, the Regional ROW Chief must give the Property Manager a copy of the executed MOA. The Pre-Audit Section asks the Finance Section to mail a warrant to the property owner, with a return receipt requested to the Pre-Audit Section.

When the Pre-Audit Section receives the certified return receipt, they must notify the Property Manager of the payment receipt date. This date establishes the beginning of the rent-free period for the owner-occupant and begins the Property Manager's responsibilities for the property.

On improved parcels in condemnation, the Regional ROW Chief must secure Orders of Possession from the Department of Law and furnish a copy to the Property Manager.

When the Property Manager becomes responsible for a building improvement, ascertain the actual or tentative letting date of the related construction contract. This date is the primary determining factor as to whether to rent the property for the interim period before actual construction or whether to dispose of it by sale or demolition.

9.3.1. Assignment and Disposition of Improvements

Enter the acquired improvements on the [Assignment and Disposition of Improvements Form 25A-R690](#) as soon as that form and the executed MOA are received from the Acquisition Agent (see Ch. 6). The form provides an itemized listing of each acquired improvement and fixture as listed in the appraisal or as purchased by administrative settlement (Sections 4.6, 4.15.3, and 6.8.3). Include all items such as stoves, refrigerators, drapes, etc. Record the disposition of each acquired improvement and the inspection date.

Total the parcel's property management credits and expenses for accounting purposes.

Obtain authorization for payments pending removal of improvements using this form instead of a written memorandum. After disposition, sign the form, give it to the Pre-Audit Section for payment, if applicable, and file it in the parcel file.

9.3.2. Property Management Project Status Report

The [Property Management Project Status Report Form 25A-R915](#) is required for each project with property management responsibilities. Use it as a quick reference tool and keep it up to date. When the project is cleared of all improvements, file it with the project files for historical purposes.

9.3.3. Inspection of Occupied Premises

Within two weeks after acquisition of the property, all improvements shall be inspected. The physical presence and condition of the structures, fixtures, and equipment are a primary concern. Coordinate with the Relocation Agent to determine the owner's or occupant's plans to vacate the property, and making arrangements for final inspection and physical possession by DOT&PF.

9.3.4. Owner's Agreement to Vacate Occupied Premises

Possession of the premises is controlled by the terms of the MOA or by court order (in condemnation proceedings) granting right of possession to the State. While the MOA speaks for itself, the terms and conditions in a condemnation suit are not always spelled out in the order granting right of possession. Monitor condemnation suits involving improvements and maintain a liaison with the Department of Law attorney who is prosecuting the suit to determine not only when right of possession is granted but also upon what terms and conditions the right of possession is granted.

Normal procedure is to allow an owner-occupant to continue to live in the premises, rent free for 30 days after receipt of payment for the property. However, DOT&PF does not extend this rent-free courtesy to tenants. Where the property is not immediately required for construction purposes, it may be beneficial to rent it. (Sec. 9.6.1)

9.3.5. Final Inspection and Taking of Possession

On the date of the agreed vacation of the property, make a final inspection and take physical possession. Use the [Check-In/Out Inspection Form 25A-R920](#) for this inspection. Do the following:

- determine that all fixtures and equipment acquired by DOT&PF remain on the property;
- report discrepancies in writing to the Regional ROW Chief; and
- recommend in writing the feasible disposition of all improvements to the Regional ROW Chief.

Disconnect all utility facilities that would not endanger the value of the structure.

Post a sign stating that the property is owned by the State of Alaska and that the State will prosecute any person trespassing, stripping or vandalizing the property. Padlock and secure the premises, if necessary, as a protection against vandalism. Alert police and request that they keep watch.

9.4. Disposition of Improvements

If conditions do not warrant short-term rental as discussed in Sec. 9.6.1, determine whether the improvements should be advertised for sale or demolition by sealed bid or auction, or included in the general construction contract (Sec. 9.5.3).

Make the appropriate entry on the [Assignment and Disposition of Improvements Form 25A-R690](#) and the [Property Management Project Status Report Form 25A-R915](#).

9.4.1. Legal Notice

If DOT&PF will sell the improvements, publish a notice of the sale property in accordance with DOT&PF regulations [17 AAC 10](#).

As shown on [Specifications and Award for the Sale and Removal of Structures \(Form 25A-R925\)](#) and [Specifications and Award for Demolition of Structures \(Form 25A-R930\)](#) the notice must state the following:

- location and description of buildings and improvements offered for sale;
- date, time, and place of bid opening;
- specifications unique to the sale;

- DOT&PF reserves the right to reject any and all bids;
- bids must be accompanied by a performance security deposit;
- DOT&PF must receive payment before giving possession;
- DOT&PF can award demolition contracts only to a licensed contractor; and
- bidding on buildings to be moved is open to all; however only a licensed general contractor experienced in moving structures may move the building over public thoroughfares.

9.4.2. Performance Security

All bids must be accompanied by a performance security deposit in the form of a U.S. postal money order, cashier's check, or certified check, made payable to the State of Alaska. The deposit must be sufficient to reasonably assure completion of the contract and must be a minimum of \$5,000. Set the deposit at a different amount if appropriate. Support this in writing and obtain approval of the Regional ROW Chief. DOT&PF returns the successful bidder's deposit when the contract is properly complete. "Performance security deposits" are returned to unsuccessful bidders.

9.4.3. Bid Proposal

When preparing the notice, prepare enough of the following bid proposal forms to provide copies to the expected number of bidders:

1. Invitation for Bid (Structures to be Sold and Removed).
2. Invitation for Bid (Demolition of Structure).
3. [Specifications and Award for Sale and Removal of Structures Form 25A-R925](#).
4. [Specifications and Award for Demolition of Structures Form 25A-R930](#).

Give bidders every opportunity to inspect the property being sold. Become familiar with the property to be able to intelligently answer all inquiries from the bidders. Pay special attention to any specifications peculiar to a given sale.

9.5. Bid Openings

The Regional Contract Section must receive and open all bids and must take the following actions:

- record all bids and notify all bidders of the status of their bid upon acceptance of the successful bid;
- return unsuccessful bidders' deposits; and
- after each bid sale, complete the Register of Improvements Sold (25A-910) and distribute it to the other regional offices.

9.5.1. Successful Bidders

The Regional ROW Chief must provide the name and address of the successful bidder or bid contractor, and the [Demolition Contract Form 25A-R935](#) approved and signed by the procurement officer. DOT&PF must retain the performance security deposit until the terms of the contract are fulfilled.

Contact the successful bidder to arrange payment of the full amount of the purchase price. After payment has been received, send the buyer a [Bill of Sale Form 25A-R940](#), executed by the regional director to authorize removal of the property from the ROW. Handle revenue received in accordance with Sec. 9.10.7.

Ensure that all buildings sold by DOT&PF as dwelling units meet the conditions of [AS 34.03.100](#) and contain working smoke and carbon monoxide detection devices installed in accordance with [AS 18.70.095](#) before the agreement is consummated. Request the demolition contractor sign the contract. The contract must include appendices that contain the requirements set out in Appendix A of (US)DOT Order 1050.2A (Ex. 9-1).

Continue to observe the property and report, either by use of the [Assignment and Disposition of Improvements Form 25A-R690](#) or by memorandum, to the Regional ROW Chief if and when the structures in question have been satisfactorily removed or demolished from the ROW in accordance with the specifications.

If the improvements are not removed or demolished on the agreed date, notify the Regional ROW Chief at once so that proper legal steps may be taken to effect compliance.

The performance deposit is refunded to the purchaser when the Property Manager certifies, either with the [Assignment and Disposition of Improvements Form](#)

[25A-R690](#) or by memorandum, to the Regional ROW Chief that the ROW has been satisfactorily cleared.

9.5.2. Noncompliance of Contract

If the terms of the contract have not been complied with and the bid item remains on the ROW, stripped of salvage, arrange for the item to be removed by DOT&PF and the deposit credited to the general fund or to the receive and expend account if authorized. Include the removal in the general contract and credit the deposit to the project, if appropriate.

9.5.3. Improvements Cleared by General Contractor

It may be in DOT&PF's best interest to have the items to be removed included in the general contract for the construction of the project. This method usually is adopted to clear the ROW of miscellaneous fences, boardwalks, platforms, wells, etc. It should be used if cost effective and if the improvements do not present a health hazard. Advise the Design Section of improvements to be included in the general contract specifications.

9.6. Use of Highway Right of Way by Others

There are three situations where property belonging to the State may be used by others:

- rental of property during the short term between the date of acquisition and the date of project construction;
- permitted encroachment; and
- other permitted uses, such as driveways and utilities.

9.6.1. Rental Procedures

Real property acquired by the State may be rented to the current occupants between acquisition of the property and clearing of the improvements. If the construction schedule permits a substantial delay in the clearing of improvements, DOT&PF may rent the property to short-term subsequent occupants. Rent improvements, when feasible, to provide a monetary return and serve as a measure of protection against vandalism.

Ensure that all buildings rented by DOT&PF as dwelling units meet the requirements of [AS 34.03.100](#) and contain working smoke and carbon monoxide detection devices installed in accordance with [AS 18.70.095](#) before the agreement is consummated.

Fair Market Rental Determination

Determine the amount of fair rental of the property using the [Fair Market Rental Determination Form 25A-R945](#). Determine the fair rental value by using comparable rentals in the area, adjusted to reflect the conditions of the rental agreement, including short-term occupancy. In adjusting the rental figure, consider the fact that DOT&PF will assume no responsibility for utilities or for fire insurance, other than what is provided in the State's blanket insurance coverage.

In some cases, it may be necessary for DOT&PF to pay utilities, such as for multifamily structures.

Reflect this in the rental rate. Submit the [Fair Market Rental Determination Form 25A-R945](#) to the Regional ROW Chief for approval. If comparable rental rates are not readily determined, set the monthly rent at 0.7% (seven-tenths of one percent) of the market sale value.

Rental Agreement

After the Regional ROW Chief approves the fair rental value, prepare the [Rental Agreement \(Residential\) Form 25A-R950](#) or [Rental Agreement \(Business\) Form 25A-R951](#) in duplicate. The prospective tenant must complete an [Application for Month-to-Month Rental Agreement Form 25A-R955](#).

If the tenant is not a displaced person from the project, they must also complete the [Addendum to month-to-Month Rental Agreement Form 25A-R956](#), acknowledging they are not displaced and not entitled to benefits.

Assign a control number to each rental agreement. Contact the tenant and arrange to accompany them in completing the [Check-In/Out Inspection Form 25A-R920](#). After the inspection, the tenant must sign the rental agreement.

Rent payments must be made in U.S. funds, with checks payable to the State of Alaska preferred. Arrange for the deposit to be credited to the general fund or to the receive and expend account if authorized. Submit rent payments to the regional Property Management Unit for coding and submission to the Finance Section. Whenever possible, provide pre-addressed envelopes.

If payment is not received within 10 days of the due date, the Property Management Unit is to contact the tenants about paying rent.

After approval by the Regional ROW Chief, send a fully executed rental agreement to the tenant and retain one to file in the appropriate parcel file.

Revenue Coding for Rental/Lease Agreements

Code revenue from rental/lease agreements for property purchased solely with State funding to each region's "receive and expend" fund source.

For Federally-funded projects, code the revenue from rental/lease agreements to an unrestricted revenue account.

Return the Federal share of the income to the original Federal-aid project when the Federal project is closed out by Statewide Project Control.

If the project has been closed by FHWA and CIP Management and Finance, code the revenue to the "receive and expend" fund source and a designated program receipt account, showing that the revenue is used only for [Title 23](#) projects as prescribed in Sec. 2.9.7.

Default or Breach of Rental Agreement

The Finance Section will notify the Property Manager of any default. Refer defaults or breaches of agreements to the Department of Law after all avenues of relief have been exhausted as set out in the Rental Agreement or other document.

9.6.2. Encroachments

Encroachments are defined under [AS 19.25.200](#) (a). The regulations in [17 AAC 10](#) sets out the requirements for obtaining an encroachment permit.

Any non-highway use within the ROW, except for a mailbox or a newspaper box attached to a mailbox, is considered to be an encroachment. The encroachment should be removed or should be covered under a permit. Application requirements are set out in the "Request for Encroachment Permit" portion of this section.

The Regional ROW Chief may be made aware of the location and nature of the suspected encroachment. The Regional ROW Chief will assign a ROW agent (Property Manager) to determine if the suspected encroachment is within the ROW, who the owner is, and whether an encroachment permit has been issued. If it is an unpermitted encroachment, send the owner an Unpermitted Encroachment Notice Letter.

An encroachment permit is issued using either the short form, [Encroachment Permit \(Short Form\) Form 25A-R965](#), or the long form, [Encroachment Permit \(Long Form\) Form 25A-R966](#). The majority of permits use the short form. Use the long form when mitigating issues may make a short form inappropriate, such as environmental issues.

When an encroachment permit is issued, record the pertinent information on the Encroachment Permit Log. This log will be permanently maintained in the region's ROW files.

When required by the Stewardship & Oversight Agreement, obtain FHWA approval for encroachments allowed under [17 AAC 10.011](#). Under [17 AAC 10.012](#), DOT&PF may grant an encroachment permit (that includes any conditions imposed under [17 AAC 10.014](#)) after determining that the following standards are met:

- integrity and safety of the highway is not compromised;
- encroachment will not cause a break in access control for the highway;
- land will not be necessary for a highway construction project during the initial term of the permit; and
- issuing the permit is in the State's best interest.

In addition to meeting the standards listed above, the proposed use must be consistent with the continued operation, maintenance, and safety of the highway and must not expose highway users or others to any hazards [[23 CFR 710.403](#) (b)].

Use restrictions for encroachment permits are set out in [17 AAC 10](#). Additionally, the applicant may not possess illegal signs, driveways, or other unpermitted ROW activities. Storage of flammable, explosive, or hazardous material is prohibited within the permit area.

Code revenue as provided in the section entitled "Revenue Coding for Encroachment Permits" below.

Encroachment Permits at No Cost for Government Agencies Not Acting in a Business Capacity

Encroachment permits may be issued at no cost for local, State, and Federal agencies that are not acting in a business capacity. Permitted uses include flags of states or nations, decorative banners, and signs, without logos or names of sponsors that are intended

to inform motorists that they are entering a municipality, community, or state.

The agency requesting a permit under this provision must sign an indemnification clause in the permit to hold DOT&PF harmless. DOT&PF may deny a permit if it would cause a safety risk for the traveling public

Application for a permit under this section is made using the [Application/Renewal for Encroachment Permit \(General\) Form 25A-R960](#) or the [Application for Encroachment Permit for Encroachment in Existence on or Before January 1, 2005 Form 25A-R961](#), as applicable. Application requirements are set out in the “Request for Encroachment Permit” portion of this section. Use either the [Encroachment Permit \[Short Form\] Form 25A-R965](#) or the [Encroachment Permit \[Long Form\] Form 25A-R966](#), as applicable.

Encroachment Permits for Owners or Lessees of Land Contiguous to Right of Way (Including Government Agencies Acting in a Business Capacity)

Encroachment permits may be issued for owners or lessees of land contiguous to the ROW, including government agencies acting in a business capacity. An encroachment permit described in this section may be issued for any lawful use, with these exceptions:

1. Any permanent structure located partially or completely in the ROW.
2. A new water and sewer facility that is not permitted under a utilities permit ([17 AAC 15](#)).
3. A tank of any size.
4. Fueling facilities.
5. A use that is not in the State’s best interest.
6. A land use on a ROW that allows development on contiguous land that would not otherwise be possible without the use of the ROW.

The land area described in the encroachment permit may not be used to meet minimum requirements for a contiguous land use under applicable municipal land use standards or under regulations adopted by the Department of Environmental Conservation (DEC). The contiguous land use must meet those minimum requirements without regard to the land contained within the encroachment permit. The use of the land

described in the encroachment permit must be an accessory use to the contiguous land use.

A permit issued under this regulation requires a \$100 nonrefundable application fee and an annual fee. The permit is valid for no more than 5 years but may be renewed at DOT&PF’s discretion. The annual fee for the permit is based upon economic rent or is \$100, whichever is greater. The nonrefundable reapplication fee is \$100. Other provisions regarding renewal and revocation are set out in [17 AAC 10](#), while [17 AAC 10.013](#) sets out the method for establishing economic rent.

[17 AAC 10](#) allows an encroachment permit of a defined period of time for an existing structure or portion of a structure, or for an existing water or sewer facility that has not been issued a utility permit under [17 AAC 15](#) if the following standards are met:

- The encroachment does not present a risk to the health or safety of the public
- The construction of the encroachment occurred in good faith
- The denial of the permit would create a hardship for the owner of the encroachment

Use either the [Encroachment Permit \(Short Form\) Form 25A-R965](#) or the [Encroachment Permit \(Long Form\) Form 25A-R966](#), as applicable.

Beautification Encroachment Permits

The department may issue at no cost a beautification permit to allow planting of trees, shrubs, grasses, or flowers that do not endanger those in the highway right of way.

Application for a beautification permit is made using the [Application/Renewal for Beautification Encroachment Permit Form 25A-R962](#). Application requirements are set out in the “Request for Encroachment Permit” portion of this section. Use the [Encroachment Permit \[Short Form\] Form 25A-R965](#) to issue the permit.

Encroachment Permits for Commemorative Plaques, Historical or Interpretive Markers, and Informational Signs

The department may issue an encroachment permit at no cost to a government agency for the installation in highway rest stops or pullouts of commemorative plaques, historical or interpretive markers, and informational signs. The plaques, markers, and signs

may be permitted only if they cannot be read from the highway.

Application for a permit under this section is made using the [Application/Renewal for Encroachment Permit \(General\) Form 25A-R960](#). Application requirements are set out in the “Request for Encroachment Permit” portion of this section. Use the [Encroachment Permit \[Short Form\] Form 25A-R965](#) to issue the permit.

Encroachment Permits for Advertising on Bus Benches, Bus Shelters, and Adjacent Trash Receptacles

An encroachment permit is required for advertising on bus benches, bus shelters, and adjacent trash receptacles under [17 AAC 20.005](#). (See [AS 19.25.105 \(d\)\(1\)](#), which requires a permit issued under [AS 19.25.200](#), encroachment permits.) A request for proposal process is required to select a permittee ([17 AAC 20.005 \(c\)](#)). A permit may be issued at no cost to a nonprofit corporation under [17 AAC 20.005 \(e\)](#).

Application for a permit described in this section is made using the [Application/Renewal for Encroachment Permit for Advertising on Bus Benches, Bus Shelters, Trash Receptacles Form 25A-R964](#). Application requirements are set out in the “Request for Encroachment Permit” portion of this section. Use the [Encroachment Permit \[Short Form\] Form 25A-R965](#) to issue the permit.

Request for Encroachment Permit

A request for an encroachment permit or for the renewal of such an encroachment permit, must include the fee, if any, required by [17 AAC 10](#), or by [AS 19.25.200 \(d\)](#) for an encroachment in existence on or before January 1, 2005, as applicable. The initial request must also be accompanied by an [Application/Renewal for Encroachment Permit \(General\) Form 25A-R960](#), an [Application for Encroachment Permit for Encroachment in Existence on or Before January 1, 2005 Form 25A-R961](#), an [Application/Renewal for Beautification Encroachment Permit Form 25A-R962](#), or an [Application/Renewal for Encroachment Permit for Advertising on Bus Benches, Bus Shelters, Trash Receptacles Form 25A-R964](#).

For a general encroachment permit, the Regional ROW Chief may require the applicant to furnish drawings stamped by a professional engineer registered in Alaska.

Upon receipt of a request, the Regional ROW Chief will assign the request to a ROW agent who will be responsible for processing the application.

The agent first determines whether the encroachment was in existence on or before January 1, 2005, or is a new encroachment. If the encroachment existed on or before January 1, 2005, in addition to determining whether the encroachment meets the standards in Sec. 9.6.2, the agent must also determine whether (1) the applicant has demonstrated that the encroachment was erected with the good faith belief that it was lawful to erect and maintain the encroachment in its location and (2) denial of the encroachment permit would pose a hardship on the applicant.

If the agent determines that the encroachment fails to meet any applicable standard, the agent will sign a statement to that effect and attach it to the application and notify the applicant.

If the agent determines that the encroachment meets all applicable standards, the agent will circulate the request to pertinent regional sections for comments. After receiving comments from the reviewers, the agent will complete the [Encroachment Permit Processing Checklist Form 25A-R957](#) and attach it to the region’s copy of the permit application, together with [Encroachment/Beautification Permit Comment Sheet Form 25A-R968](#). A permit issued under this section will use either the [Encroachment Permit \[Short Form\] Form 25A-R965](#) or the [Encroachment Permit \(Long Form 25A-R966](#), as applicable.

The term of a permit, including any renewal, may not exceed the limits set in [17 AAC 10](#) provided that a permittee under that subsection must pay a fee based upon economic rent established under [17 AAC 10.013](#), or \$100 annually, whichever is greater, for use of the land.

[17 AAC 10.013](#) provides: “For purposes of [17 AAC 10](#), the department will establish economic rent for a right of way held in fee simple by the use of commonly accepted real estate appraisal techniques. For rights of way held as easements, the consideration for the issuance of the permit is 90% of the economic rent established under this section for a right of way held in fee simple. A permittee shall reimburse the department for appraisal costs incurred to determine economic rent.”

Public Notice of Proposed Encroachment Permit

If the issuance of an encroachment permit might be controversial, or if DOT&PF determines that public notice would be beneficial to the adjudication process, issue a public notice as explained in Sec. 9.4.1. The applicant is responsible for the cost of this notice.

Expiration or Revocation of Encroachment Permit

DOT&PF may revoke an encroachment permit as provided in [17 AAC 10](#). When a permit expires or is revoked, the permittee is responsible for the cost of removing improvements unless the permit provides otherwise (see [17 AAC 10.015](#)).

If an encroachment is destroyed, the associated encroachment permit is extinguished. Any subsequent encroachment would require a new application.

Request for Federal Highway Administration Approval

Any use of Federal-aid highway ROW other than the rental described in Sec. 9.6.1 must be approved by FHWA, unless otherwise noted by the Stewardship and Oversight Agreement. The Regional ROW Chief sends the request for approval to the FHWA Division Office. It must include the following information, using the [Encroachment/Beautification Permit FHWA Checklist Form 25A-R967](#):

1. An indication as to whether the encroachment was in existence on or before January 1, 2005, or is a new encroachment.
2. A copy of the letter and application requesting use of ROW.
3. A project plan showing the Federal-aid project number and/or other map locating the proposed areas.
4. A scale drawing of the proposed activity and/or pictures of the area.
5. The distance the permitted area will be from the traveled way.
6. If the activity includes a supporting structure, information regarding whether the clear zone and site distance were considered.
7. Zoning information (if applicable), including a brief description of the allowed uses for the adjacent property.
8. An analysis of why the permitted activities must be in the ROW, rather than on adjacent property.

9. An analysis of why the encroachment permit should be granted rather than reducing the ROW.
10. A copy of the comments received from circulating the request to the various DOT&PF sections.
11. A copy of the agent's findings regarding the application ([Encroachment Permit Processing Checklist Form 25A-R957](#)).
12. Pertinent correspondence between the applicant and DOT&PF.
13. A copy of the draft permit, containing the Federal-aid project number, that has been signed or that has the written concurrence of the regional environmental analyst.
14. A copy of the public notice advertisement, if applicable.
15. Any additional pertinent information available.

Revenue Coding for Encroachment Permits

Encroachment permit fees are collected under the Statutory Designated Program Receipts OMB Fund Code 1108 - Statutory Designated Program Receipts ([AS 37.05.146](#) (b)(3)). These funds are appropriated by the legislature for highway-related activities within the ROW Section. The Statutory Designated Program Receipts revenue is receive and expend authority for each region to meet property management responsibilities.

Code the revenues to the accounts shown below. Expenses for highway-related activities are offset by revenues. Expenditures and revenues related to these activities are collected by the Statewide Right-of-Way Chief and submitted periodically to FHWA. Authorized activities include management of highway-related activities such as appraisals, negotiations, and management of permits and lease agreements.

See Sec. 2.9.7 for procedures for revenue from land acquired with Federal funding, showing that the funding is used for [Title 23](#) projects.

See regional Pre-Audit staff for revenue coding.

9.6.3. Other Permitted Uses

Driveways and Approach Roads

If a person wants to place a driveway or approach road within the State ROW, the law requires that person to obtain a permit from DOT&PF under [17 AAC 10](#), after submitting the [Application to Construct](#)

and Maintain a Driveway or an Approach Road on Highway Right of Way Form 25A-R969. The person must submit the application to the regional office, which issues the permit, if appropriate. A Permit to Construct and Maintain a Driveway or an Approach Road on Highway Right of Way Form 25A-R970 allows the construction, continued presence, and maintenance of the driveway within the ROW. (See Sec. 1190 of the *Alaska Pre-Construction Manual*.)

DOT&PF may grant approval of an existing non-permitted driveway or approach road encountered during a construction project by issuing a permit or by depicting it on a construction as-built plan, if the driveway or approach road meets current standards. If it does not meet those standards, notify the property owner of the need to bring the driveway or approach road up to standards and to apply for a permit under [17 AAC 10](#). A property owner who wants to change an existing driveway or approach road must obtain a permit under [17 AAC 10](#).

Applicants must provide traffic control in accordance with the directions on DOT&PF's driveway permit Web site: <http://dot.alaska.gov/permits/index.shtml>.

Instructions for coding revenue from permit fees can be found in Sec. 9.6.2, "Revenue Coding for Encroachment Permits."

Temporary Uses of Right of Way

Encroachment permits for temporary use of the ROW include:

Highway Events Permits -- issued under [17 AAC 20.015](#) for events such as a race, athletic contest, or similar event that require use of a highway ROW. Use [Highway Event Application Form 25A-R971](#). The permit is issued using [Highway Event Permit Form 25A-R972](#).

Lane Closure Permits -- issued under [17 AAC 20.017](#) for access to, or construction and maintenance activities related to, physically contiguous land during the construction, alteration, or maintenance of improvements, or to allow access to utility facilities for which a permit has been issued under [17 AAC 15](#). Use [Lane Closure Application Form 25A-R973](#). The permit is issued using [Lane Closure Permit Form 25A-R974](#).

Special Use Permits - issued for activities that require entering onto a highway ROW for a temporary, short-term period, but that do not require lane closure, such as geotechnical investigations, monitoring wells, tree

clearing or other activity not related to State projects outside the clear zone. Use [Application for Temporary Construction Permit Form 25A-R975](#) and [Temporary Construction Permit Form \(Property Management\) Form 25A-R976](#).

Utilities and Mailboxes

Utility permits are issued under [17 AAC 15.011](#). Mail and newspaper boxes within the ROW are not considered encroachments but must be installed according to current U.S. Post Office and DOT&PF design standards.

9.7. Highway Signs for the Traveling Public

Alaska law dealing with highway signs for the traveling public, including outdoor advertising, is set out in [AS 19](#), [17 AAC 20](#), and in [17 AAC 60](#).

In Alaska, outdoor advertising is very restricted. The only signs that are permitted in the ROW and along the traveled way are the following:

- those described in the statutes, regulations, and documents adopted by reference in the regulations, including the Alaska Traffic Manual; and
- those approved by the State Traffic Engineer - these signs are not considered outdoor advertising.

The authority listed below for issuing sign permits resides in the ROW section in each regional office. Application forms must be completed, signed and submitted to the appropriate regional DOT&PF office by mail, fax or in person at (<http://www.dot.state.ak.us/stwddes/permits/>). FHWA approval is not required.

Regulatory information is available regarding the following:

- Memorial Sign Program at [17 AAC 08.005 - 17 AAC 08.055](#);
- Tourist-oriented Directional Sign Program at [17 AAC 60.001 - 17 AAC 60.020](#);
- Logo Sign Program at [17 AAC 60.101 - 17 AAC 60.120](#);
- Recreational and Cultural Interest Area Sign Program at [17 AAC 60.201 - 17 AAC 60.215](#);

- Traveler Information Kiosk Program at 17 AAC 60.401 - 17 AAC 60.420;
- standards for manufacture, installation, maintenance, and removal of signs at 17 AAC 60.905;
- requirements regarding sign contractors at 17 AAC 60.910;
- designs and specifications for tourist signs at 17 AAC 60.915;
- symbols at 17 AAC 60.920;
- sign permit duration and renewal at 17 AAC 60.925;
- permits for existing signs at 17 AAC 60.930;
- permit transfers at 17 AAC 60.935;
- one sign permit per activity at 17 AAC 60.940;
- more restrictive local controls at 17 AAC 60.945;
- standards for signs relating to gas, food, lodging, and camping activities at 17 AAC 60.950;
- sign permit issuance and sign relocation at 17 AAC 60.955;
- two signs per permit at 17 AAC 60.957;
- violations at 17 AAC 60.960;
- definitions used in the regulations at 17 AAC 60.995.

9.7.1. General Eligibility Requirements for Businesses

The general eligibility requirements for placement of signs and sign design standards are contained in referenced statutes and regulations and in the *Alaska Traffic Manual* [which consists of the Manual of Uniform Traffic Control Devices (MUTCD) and the Alaska Supplement to the MUTCD (ATM)]. To be eligible, a business must be in compliance with all applicable Federal, State, and local laws. Fees and other requirements for signs are set out in 17 AAC 60 (see list of specific regulations above) and the statutes underlying those regulations.

Disapproved Applications

The applicant may appeal the denial of a permit in accordance with 17 AAC 10.950. If DOT&PF denies an application for a specific reason that is considered

correctable with modification, the Regional ROW Chief will advise the applicant of the necessary modifications.

9.8. Outdoor Advertising Control

The statutes dealing with outdoor advertising are set out at [AS 19](#), and the regulations are set out at [17 AAC 20](#). The statutes prohibit all outdoor advertising that is within 660 feet of the nearest edge of the ROW and that is visible from the main-traveled way of an interstate, primary, or secondary highway, except as otherwise provided in [AS 19.25.105](#) (Sec. 9.1). Except for information posted on traveler information kiosks this prohibition also applies to highway rest stops and pullouts on the State highway system.

Regulatory information is available regarding the following:

- management of permissible outdoor advertising at 17 AAC 20.005 (including signs advertising an event or activity, signs advertising the sale or lease of a site, and advertising on bus benches, bus shelters, and adjacent trash receptacles);
- highway designation at 17 AAC 20.011;
- removal of outdoor advertising located in highway rights of way at 17 AAC 20.012; and
- removal of outdoor advertising located outside highway rights of way at 17 AAC 20.013.

9.8.1. Outdoor Advertising Control

Outdoor advertising along the interstate, primary, and secondary routes must be controlled. (See Sec. 9.1.) Effective control is accomplished as follows:

- conduct a periodic inspection of all routes to ensure an updated inventory;
- maintain ongoing surveillance by ROW personnel, with the cooperation of maintenance personnel;
- implement an illegal sign removal program; and
- prepare a report on signs.

9.8.2. Removal of Illegal Signs

All illegal signs are subject to prompt removal. Except as provided in [17 AAC 20.012](#), when a sign is determined to be illegal, the regional office must give notice to the owner as required by [AS 19.25.150](#). In addition, DOT&PF recommends personal contact with

the owner, in company with the maintenance station foreman, as necessary, to explain why the sign is illegal.

If the sign is not removed by the owner within 30 days, DOT&PF may remove it and bill the owner for costs incurred as authorized under [AS 19](#) and [17 AAC 20.012](#) and [17 AAC 20.013](#). Removal operations will be coordinated, as necessary, with the regional maintenance superintendent.

If removed by DOT&PF, the signs must be stored at the nearest maintenance station for 30 days and then disposed of. Property management personnel must affix the date of removal to the sign in a nondestructive manner. The owner may reclaim the sign within the 30 days upon payment of removal and storage costs.

9.9. Junkyard Control

Junkyards (see [23 CFR 751.7](#)) located within 1,000 feet of the nearest edge of the ROW of interstate, primary, or secondary highways (see Sec. 9.1) are illegal except as otherwise provided in AS 19. Effective control is accomplished as follows:

- conduct a periodic inspection of all routes to ensure an updated inventory;
- maintain ongoing surveillance by ROW personnel, with the cooperation of maintenance personnel;
- implement an illegal junkyard removal or screening program; and
- prepare reports on junkyards, using the Junkyard Control Report Form 25A-R990.

9.9.1. Inventory

The Property Management Unit must make a complete inventory of all illegal junkyards and keep it current. For each junkyard appearing on the inventory, a completed [Junkyard Control Report Form 25A-R990](#) must be on file in the appropriate regional office.

9.9.2. Junkyard Screening

Screening, as required by AS 19, means the use of any vegetative planting, fencing, ornamental wall of masonry, or other architectural treatment, earthen embankment, or a combination of these that renders invisible any deposit of junk from the main traveled way.

After the screen is established, the junk must not be stacked high enough to be visible above the screen. No junk may be placed outside of the screened areas.

The screening must be located on the owner's land and not on any part of the highway ROW. Screening must be located so it is not hazardous to the traveling public.

The construction of screening must be uniform, not a patchwork type of construction. Acceptable fencing materials for screening include fences of steel or other metals, durable woods, or other woods treated with a preservative or walls of masonry.

Screening must be painted where the composition is such that painting is required. The paint used must be of a color that blends into the environs of the highway ROW.

Screening must be designed and constructed to withstand adverse wind pressures. It must have gates that are kept closed except for ingress and egress of moving vehicles, or gateways that screen the junk and operation from the highway user at all times.

Acceptable planting materials for screening include shrubs, trees, flowering plants, and foliage. Plant material is subject to the following standards:

- should be native to the area and long lived;
- should provide for landscaping that is relatively maintenance free;
- can provide a living screen that may be used in conjunction with a fence or wall; and
- must be watered, cultivated, or mulched and given any required maintenance including spraying for insect control, to keep the planting material healthy.

The owner must remove dead plant material immediately and replace it during the next spring or fall planting season. The replacement plants must be at least as large as the initial planting.

The owner may consider earthen embankments for screening such as berms or mounds. After grading, the owner must landscape the area to maintain a natural environmental appearance.

Embankments may be used in conjunction with fences and plant materials.

9.10. Excess Land Management and Disposal

The procedure for a land interest disposal depends upon the authority by which it was created. In terms of Federal highway rights of way, a disposal means the sale of real property or rights therein; including access or air rights, when no longer needed for highway right of way or other uses eligible for funding under [Title 23 of the United States Code](#). [23 CFR 710.105 (b)] Federal & State Statutes and regulations governing disposals of land interests are set out in:

- interests acquired under Title 2 - Aeronautics: AS 02.15.070. Acquisition and disposal of property (see Ch. 10);
- interests acquired under Title 19 - Highways and Ferries authority: AS 19.05.070. Vacating and disposing of land and rights in land; 17 AAC 10.100 – 17 AAC 10.130 Land Disposal;
- highway rights of way established under Public Land Orders, '47 Act patent reservation and easements by prescription: AS 19.05.070. Vacating and disposing of land and rights in land; 17 AAC 10.100 – 17 AAC 10.130 Land Disposal;
- interests acquired under Title 35 - Public Works authority: AS 35.20.070 Vacating of Land or Rights in Land;
- interests acquired under Titles 14 and 35 for Schools: AS 14.08.151 (b) - Upon request the responsible department shall convey title to the regional school board;
- interests acquired from the Department of Natural Resources (DNR) under AS 38.05.030 (b) "...shall be returned to the management of the division of lands...";
- interests acquired with Title 23 USC funds: 23 CFR 710.409;
- rights of way dedicated under 43 USC 932 (RS 2477 Trails, repealed) - AS 19.30.410 Vacation of rights of way; 11 AAC 51.065 Vacation of Easements;
- section-line easements dedicated under 43 USC 932 or AS 19.10.010; AS 19.30.010 ("If the highway is vacated..."); 11 AAC 51.065 Vacation of Easements;
- rights of way dedicated under Title 29 - Municipal Government: AS 29.40.160. Title to vacated area and municipal government platting ordinances;
- rights of way dedicated under Title 38 - Public Land: 11 AAC 51.065 Vacation of Easements;
- rights of way dedicated under Title 40 - Subdivisions and Dedications (DNR platting authority in unorganized borough): 11 AAC 51.065 Vacation of Easements;
- other State-owned public access easements managed by DNR: 11 AAC 51.065 Vacation of Easements;
- changes or disposal (break) of an Access Control line requires FHWA approval according to the Stewardship and Oversight Agreement; and
- transfer of operating ROW (Relinquishment): A relinquishment is defined as the conveyance of a portion of a highway ROW or facility by a State highway agency (SHA) to another Government agency for transportation use. [23 CFR 710.105 (b)] While ownership changes, the land interest remains a highway ROW. A relinquishment is subject to the terms of 23 CFR 620.201-23 CFR 620.203 and FHWA approval and/or concurrence according to the Stewardship and Oversight Agreement.

Some excess lands shall be transferred to DNR under [AS 41.21.020](#) (a) when appropriate as park and public recreation lands (see Sec. 9.10.4.).

The land disposal regulations at [17 AAC 10](#) were established to deal with the disposal of "highway" rights of way and do not apply to land interests acquired under [Title 2](#), [Title 35](#), RS 2477 trail easements, section line easements, statutory or common law dedications by plat and others.

In certain circumstances where rights of way are layered (i.e. right of way by Public Land Order and plat dedication) the disposal process may require more than one procedure. (i.e. [Commissioner's Deed of Vacation Form 25A-R997](#) and a platting action).

If the land interest is in fee, it must be conveyed to another party using a [Commissioner's Quitclaim Deed Form 25A-R996](#). If the land interest is an easement, the [Commissioner's Deed of Vacation Form 25A-R997](#) releases the easement returning the unencumbered use of the land to the fee owner.

Public Notice

Sec. VIII of the [Alaska Constitution](#) requires public notice before the disposal of State-owned land or an interest in State land. Lands returned to DNR do not require public notice as the lands are not leaving State ownership however, public notice in these cases might be warranted if the disposal may be controversial.

Reversion, Abandonment, Non-use and Municipal Authority

A public easement or less than fee right of way cannot be terminated by apparent abandonment or non-use. An affirmative act, in the form of a [Commissioner's Deed of Vacation Form 25A-R997](#) or [Commissioner's Quitclaim Deed Form 25A-R996](#) is required to release the interest.

A municipal platting authority may not vacate DOT&PF managed rights of ways over the objection of DOT&PF.

- reversions to DNR and Municipality Entitlements under AS 38.05.030;
- disposal of erroneously acquired real property under 17 AAC 05.020;
- land disposal at 17 AAC 10;
- disposal by negotiated sale to an adjoining property owner at 17 AAC 10.105;
- disposal by competitive sale at 17 AAC 10;
- disposal through brokers at 17 AAC 10;
- land exchanges at 17 AAC 10;
- conveyance documents at 17 AAC 10;
- land outside of right-of-way limits at 17 AAC 10;
- appeals at 17 AAC 10; and
- definitions used in the regulations at 17 AAC 10.

9.10.1. Inventory and Control

If property is excess, complete the [Property Management Land Inventory Form 25A-R995](#).

Maintain appropriate land inventory records.

Make periodic inspections throughout the region to determine if any of these properties are excess property that should be disposed of under Sec. 9.10.4. If an inspection reveals that any property is illegally occupied, notify the occupant that they must vacate the property or apply for an encroachment permit.

9.10.2. Requests for Disposal

When a request for the disposal of excess property is received, the ROW agent should request the applicant to submit an [Application for Disposal of State Land and Relinquishment of Land Interests Form 25A-R992](#). When the completed application is received, the Property Manager will start a [Checklist for Processing Excess Property Disposal Applications Form 25A-R993](#) and use the form throughout the process.

9.10.3. Determination of Need

Before disposal of any property, consult the various sections within the region (Design, Planning, Maintenance, etc.) to ascertain if there is any foreseeable need for the property. If so, consider permitting the non-DOT&PF use of the land rather than disposing of the property. If there is likely to be any adverse effect, permitting may not be allowed.

Consider for permitted uses only those lands that are to be used by DOT&PF in the foreseeable future. Consider all other excess lands for disposal as promptly as possible in accordance with [17 AAC 10.100 - 17 AAC 10.130](#).

9.10.4. Methods of Disposal

If land or rights in land are excess to DOT&PF's needs, the Regional ROW Chief must determine whether the land has a potential use for parks, conservation, recreation, or a related purpose. If it does, the Regional ROW Chief will notify each appropriate Federal, State, and local agency and the Regional and Statewide Environmental Sections. If no agencies are interested in developing the land for parks, etc., DOT&PF may dispose of the land by one of the following methods, some of which have additional regulatory requirements:

- if the land is being sold, prepare a [Commissioner's Quitclaim Deed Form 25A-R996](#);
- if an easement was acquired and the rights are being vacated, prepare a [Commissioner's Deed of Vacation \(Form 25A-R 997\)](#);
- if the property was acquired through inadvertence or mistake, depending on the type of title acquired, prepare a [Commissioner's Quitclaim Deed Form 25A-R996](#) or a [Commissioner's Deed of Vacation Form 25A-R 997](#);

- if the land was acquired from DNR or another State agency by Interagency Land Management Assignment (ILMA), prepare a Commissioner's Quitclaim Deed Form 25A-R996 (this formalizes the transfer and requires a comprehensive review process);
- if the land was acquired from a Federal agency with a reversionary clause, request the appropriate means of transferring the property back to the Federal agency; and
- if a section of roadway is being transferred to a municipality for continued use as a transportation facility, prepare a Commissioner's Deed of Relinquishment Form 25A-R999. See Sec. 9.10.9 of this manual regarding road transfers.

9.10.5. Request for Authority to Appraise and Dispose of Excess Property

Prepare the disposal for the Regional ROW Chief's signature. The Regional ROW Chief then requests authority to appraise and dispose of the excess land by memorandum to the Regional Director, accompanied by the [Excess Property Certification Form 25A-R998](#).

If Federal funds participated in the original purchase, direct the request through the director to the Federal agency involved, unless FHWA is the agency. If FHWA is the funding agency, an informational copy of the DOT&PF approval should be sent to the FHWA Division Administrator (see Stewardship and Oversight Agreement).

9.10.6. Disposal of Controlled Access

Controlled Access (or access control) is a property right considered part of the highway ROW, and it must be disposed of in the same manner as any other property right. If a portion of any access control on a Federal-aid highway is to be disposed of, ensure compliance with the Stewardship & Oversight Agreement and obtain any required FHWA approval.

9.10.7. Sale of Structures and Excess Land on a Federal-Aid Highway Project

Receipts from the sale or rents of excess property obtained with Federal-aid funding must be used for transportation purposes. Arrange for the deposit credited to the general fund or to the receive and expend account if authorized.

Revenue Coding for the Sale

Code revenue from the sale of structures, excess land, or a combination of both to the designated program

receipts if the structure or land was purchased with State funds.

Code revenue to designated program receipts if the structure or land was purchased with Federal highway funds and the highway project is closed. Sec. 2.9.7 has coding instructions for these projects, including showing that revenues were used for [Title 23](#) projects.

If the sale occurs while the Federal project is still open, code the revenue to the Federal project collocation code and ledger code and unrestricted revenue account.

For FAA projects, the Federal participating share of the sale *must* be returned to the original project if the project is still open.

FAA has agreed to allow Federally-eligible participating expenditures (actually belonging to closed projects) to be coded to currently active Federal projects with the same participating rate/ratio.

See regional Pre-Audit staff for revenue coding.

9.10.8. Appeals

No appeal is available if DOT&PF determines that a parcel of ROW is not excess and is not available for disposal.

9.10.9. Road Transfers

Road transfers occur when DOT&PF and another government agency agree that it is mutually beneficial to formally transfer ownership and control for a road or section of road from DOT&PF to that agency. A Memorandum of Understanding (MOU) formalizing the transfer is entered into between the two agencies, setting out the conditions and responsibilities of each party necessary to affect the transfer. The MOU also sets out the design life of the latest construction project for local, rural minor collectors, or TRAAK (Trails and Recreational Access for Alaska) projects.

9.11. Materials Sources

The Property Management Unit should maintain a complete inventory of all materials sources within the region in which DOT&PF has any ownership interest. The inventory should include at least the following:

- name or number;
- location;
- type of interest held;
- restrictions on use;

- time limits on use;
- reversionary requirements; and
- size.

9.12. Civil Rights Statements for Deeds and Leases

Include the following clauses in Ex. 9-2, 9-3, and 9-4 in all deeds and relinquishments entered into by the State of Alaska pursuant to provisions of the Civil Rights Act of 1964.

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, (*Title of Modal Operating Administration*), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21. [*Include Modal Operating Administration specific program requirements.*]
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin. [*Include Modal Operating Administration specific program requirements.*]
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the (*Title of Modal Operating Administration*) to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the (*Title of Modal Operating Administration*), as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the (*Title of Modal Operating Administration*) may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the (*Title of Modal Operating Administration*) may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

A

Exhibit 9-1 Appendix A of DOT Order 1050.2A dated April 11, 2013

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the (Title of Recipient) will accept title to the lands and maintain the project constructed thereon in accordance with (Name of Appropriate Legislative Authority), the Regulations for the Administration of (Name of Appropriate Program), and the policies and procedures prescribed by the (Title of Modal Operating Administration) of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the (Title of Recipient) all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto (Title of Recipient) and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the (Title of Recipient), its successors and assigns.

The (Title of Recipient), in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the (Title of Recipient) will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended[, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.)

B

Exhibit 9-2 Appendix B of DOT Order 1050.2A dated April 11, 2013

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the (*Title of Recipient*) pursuant to the provisions of Assurance 7(a):

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:
 1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
 - B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, (*Title of Recipient*) will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
 - C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the (*Title of Recipient*) will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the (*Title of Recipient*) and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

C

Exhibit 9-3 Appendix C of DOT Order 1050.2A dated April 11, 2013

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by *(Title of Recipient)* pursuant to the provisions of Assurance 7(b):

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.
- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, *(Title of Recipient)* will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*
- C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, *(Title of Recipient)* will there upon revert to and vest in and become the absolute property of *(Title of Recipient)* and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

D

Exhibit 9-4 Appendix D of DOT Order 1050.2A dated April 11, 2013

10. Airports

- 10.1 Introduction
- 10.2 Appraisals
- 10.3 Acquisition & Relocation
- 10.4 Potential Types of Title Held on Airport Lands
- 10.5 Title Certification Process for FAA Grants
- 10.6 Project Closeout
- 10.7 Relinquishment and Disposal of Airport Lands

10.1 Introduction

DOT&PF holds title interest to the majority of airports that it maintains and operates under authority of Alaska Statute, Title 2 ([AS 02](#)), and Alaska Administrative Code, Title 17 ([17 AAC](#)). Most of these airports are in remote areas. Title to property outside airport boundaries is generally held in private ownership. Private ownership, with few exceptions, consists of Native corporations and allotments.

Situations arise wherein DOT&PF has rights to maintain and operate airports where no substantive title is held. Air Navigations Sites and Interim Agreements are examples of such situations and are discussed in detail later in this section. Because of Federal Aviation Administration (FAA) requirements and the type of ownership involved in acquisition, this chapter supplements the acquisition procedures contained in this manual.

Airport development and improvements are frequently funded by the FAA and, as such, are governed by the Airport Improvement Program, [Title 49 USC Sec. 47171](#) (Public Law 103-272) in addition to the Uniform Act. These public laws require that a Federally-assisted airport project cannot be approved until DOT&PF (the sponsor) holds acceptable title to the airport lands, or gives satisfactory assurance that acceptable title will be acquired prior to construction.

10.2 Appraisals

The Design Project Manager will notify ROW what amount and type of interest is needed for an airport project. Typically, they have already discussed their needs with FAA.

There is no "authority to appraise and acquire" with FAA projects as there is in the FHWA system. The

ROW Section is first notified of a project when the Design Project Manager requests a scope schedule and budget for the project. At this time, each regional ROW section provides its input, and the Design Project Manager uses it to complete the force account cost estimate.

The time frames for an airport project are different from those for highway projects. The schedule for airport projects is abbreviated.

Prior to environmental document approval, preliminary real estate market information can be gathered for the purpose of alternative analysis. ROW will receive approval from the Pre-Construction Engineer to appraise and acquire once the environmental document is approved.

The Statewide Appraisal and Review Section will produce appraisals or contract for appraisals needed. FAA has limited the waiver valuation to parcels with an estimated value of \$10,000 or less.

When completed, they will send the appraisal for review. When the Reviewer's Recommendation of Just Compensation is received, they provide an original to Regional ROW Chief for final approval.

Appraisals that include Functional Replacement See 5100.37B Sec. 3-42(d) require appraisal approval from FAA. If you are considering less than fee simple acquisition, you must work through the Project Manager to make sure other title interest is approved by FAA (i.e. Aviation Easements, etc. Before requesting an appraisal for any large-dollar acquisitions you should check with FAA for special instructions.

10.3 Acquisition & Relocation

Airport sponsors must comply with [49 CFR Part 24](#) (the Uniform Act) for AIP-assisted airport development. The ROW agent working on an airport project should become familiar with the [FAA Airport Improvement Program \(AIP\) Handbook 5100.38D](#); Land Acquisition and Relocation Assistance for Airport Projects 5100.37B; and Advisory Circular 150/5100-17. Acquisition and Relocation for airport projects follows the Uniform Act. See Ch. 7. FAA may require different (or additional) forms be used. See <http://www.faa.gov/airports/resources/forms/> - Land Acquisition/Relocation Assistance chart. Confirm with the FAA which forms must be used.

Acquisition and Relocation for FAA projects are completed under Phase 2. Prior to environmental document approval preliminary real estate market information can be gathered and initial contacts made with any service providers to discuss their process. Following approval of the environmental document appraisal and acquisition activity proceed in the same manner as for highway projects.

When the acquisition/relocation is completed the Project Manager will apply to FAA for a project grant. The grant includes reimbursement for actual costs for Design and ROW and estimates for the Construction costs.

The airport sponsor must maintain adequate records, including real estate appraisals, acquisition, relocation, and property management records, and other documentation necessary to show compliance to [49 CFR Part 24](#). Documentation must be in an easily retrievable form and must available during regular business hours for inspection by representatives of the FAA. The airport sponsor must retain title documents permanently. Other records must be kept for at least 3 years after FAA grant closeout.

10.4 Potential Types of Title Held on Airport Lands

DOT&PF must acquire real property rights that are adequate for the construction, operation, and maintenance of the grant-assisted project. Normally, fee title to all land within airport boundaries will be acquired.

If fee acquisition for the Runway Protection Zone (RPZ) is not practical, then an aviation easement is required. This easement must secure the right of flight, with inherent noise and vibration, above the approach surface, the right to remove existing obstruction, and a restriction against the establishment of future obstructions. The goal is to preclude public congregation within the RPZ.

Generally, where less than fee title is acquired, the property rights acquired must be sufficient to encumber the remainder real estate with provisions that will ensure full use of the property as needed for airport construction and safe airport operations. The minimum interest FAA will accept is a 20-year lease. DOT&PF may not enter into a lease with corporations or individuals for airport lands.

Other types of title held on airports are described below.

U.S. Patent

The following portions of Federal law allow airport patents to be granted to the State of Alaska: Sec. 16 of the Federal Airport Act of 1946, Sec. 23 of the Airport and Airway Development Act of 1970, and Sec. 516 of the Airport and Airway Improvement Act of 1982.

Airport patents represent fee title from the United States. Patents contain a reversionary clause (a stipulation that the land reverts to the Federal government when it ceases to be used for airport purposes).

General Services Administration (GSA) Deeds

Fee title with a reversionary clause as described in (1) above. Relinquishments must be approved by FAA and are subject to disposal through the Federal Surplus Property Act.

Omnibus Act Deeds

Fee title issued under Sec. 45 of the Omnibus Act to the State of Alaska at Statehood. Since airports covered by these types of conveyances were originally Federal installations, there is often Federal reservation areas designated inside facility boundaries. Until a release of the Federal interest is issued and recorded, the State does not have use of those areas.

Bureau of Land Management (BLM) 20-Year Public Airport Leases

These leases are renewable and are granted under authority of [43 CFR 2911](#). Rental payments can be made lump sum with the use of grant money. The BLM appraises the land and usually charges 50% of market value.

Trustee Dees

Fee title was granted by the BLM Townsite Trustee for Airports within surveyed Federal town sites. It may contain exclusions for oil and gas in the patent.

Air Navigation Site (ANS) Withdrawals

A realty action taken in the past by BLM to segregate land from other appropriations and to protect them for airport purposes. However, they are withdrawals and do not provide a title interest. Interim Conveyances (ICs) to Native corporations are not subject to these withdrawals. Airports covered by these withdrawals are normally reconveyed under the Alaska Native

Claims Settlement Act (ANCSA), P.L. 92-203, Sec. 14(c)(4).

U.S. Forest Service (USFS) Permits

The terms will vary according to the activity.

Interagency Land Management Assignments (ILMA)

These are agreements issued by the Alaska Department of Natural Resources (DNR), transferring management of State-owned lands not already owned or held by DOT&PF. ILMAs replaced Interagency Land Management Transfers (ILMT) (see [AS 38.05.020](#)) and are for nonexclusive use. They are often acquired over submerged lands. ILMA lands must be returned to DNR when no longer needed for airport purposes. These assignments are not transferrable to any other agency or municipality.

Avigation and Hazard Easements

Obtained for areas around an airport to maintain safe and efficient use of navigable airspace and compatible land use. The language of the document must be acceptable to FAA (see [Advisory Circular 150/5100.17](#), [FAA Order 5190.6B](#), and Federal Aviation Regulations-(FAR) [14 CFR 77](#)). These easements are not advisable--they should only be acquired when no other title interest is feasible (such as for graves or an old landfill in the approach). FAA prefers DOT&PF to acquire a greater quality interest in the runway protection zones.

BIA Deeds

Obtained by BIA or BIA's contractor for the benefit of the Allottee. [25 CFR 169](#) outlines the procedures and rules. BIA deeds are acquired for highway projects as well. It is preferable to acquire a deed, not a Right of Way for Restricted Lands on Airports. See Ch. 6.

Department of Commerce, Community and Economic Development (DCCED)/Municipal Land Trustee (MLT) Leases and Grants of Right of Way (airport access roads)

Under ANCSA, P.L. 203, Sec. 14 (c)(3) ([43 USC 1601 et seq.](#)), as amended, each village corporation must convey surface estate in lands in and around the village to its municipality or, if no municipality exists, the State has provided an option to unincorporated communities to allow for expansion. DCCED may receive lands in trust for any future municipality "as is necessary for community expansion, and appropriate rights of way for public use and other foreseeable community needs."

Leases from other government agencies

Leases for airport facilities vary in term from a minimum of 20 years to perpetual. "Public agencies" such as the Alaska Railroad Corporation, State-chartered municipalities, DCCED, and Tribal Governments are allowed to enter into leases for airport facilities. See [14 CFR 152](#). A lease from a private corporation does not comply with Federal rules for sufficiency of title.

Any agreement, lease, contract, or title interest obtained from a tribal government requires the acceptance of an approved Waiver of Sovereign Immunity by the tribe. These are written in conjunction with the Department of Law and are specifically crafted for the individual tribe based on its constitution, if it has one.

Split Estate Lands and Subsurface Easements

Split estate lands acquired adjacent to most communities are generally owned by the ANCSA village corporation (surface) and the ANCSA regional corporation (subsurface). DOT&PF makes offers based on the fee value of the combined surface and subsurface estates. DOT&PF does not divide estate values. Property owners are responsible for dividing the compensation amongst themselves without DOT&PF's involvement.

Note that if there is significant value estimated in sand, gravel, minerals, or other such resources, the appraisal should consider this in the analysis of highest and best use and other valuation principles. It may be helpful to include this in the appraisal scope. See Ch. 4.

If the sale involves an Administrative Settlement, the same unit value must be presented in a written counteroffer from both corporations. Settlements are processed as outlined in Ch. 6.

DOT&PF often ends up with a different quality of interest in the two different estates. While DOT&PF occasionally obtains deeds for subsurface interests, subsurface easements are a more commonly obtained.

Subsurface easements come in two forms. First, those that are part of split estate acquisition (compensable) are adequate title if they convey material rights and sub-lateral, subjacent support to the DOT&PF facility. Secondly, there are also subsurface easements, generally titled Non-Development Covenants, that protect DOT&PF facilities where only an ANSCA surface estate is held.

Road Dedications

Part of the entire title clearance process for an FAA Grant is securing public access from the community to the airport facility. This is generally accomplished through a road dedication by the city or corporation, and not necessarily by acquisition of the lands encompassing the road. Should a purchase of those lands be needed, FAA considers it a participating expense when the road is exclusively used for airport use.

Other Types of Title for Airport Access Roads

Title V-FLPMA grants, issues or renews rights of way for transportation purposes. With airports, these interests are usually 20 years for airport access roads.

Title 23 Grant through a Highway Easement Deed. FHW A is authorized to transfer certain public lands under the Federal-Aid Highway Act of 1958, Title 23.

RS 2477 enacted in 1866 for construction of highways across public lands.

ANCSA, Sec. 14(c)(4), Village Airport Reconveyances

A project may require acquisition of land upon which an airport existed as of December 18, 1971. Under ANCSA, Sec. 14(c)(4), each village corporation "shall convey to the ... State ... title to the surface estate for existing airport sites, airway beacons, and other navigational aids, together with such acreage and/or easements as are necessary to provide related services and to insure safe approaches to airport runways." The physical airport boundaries are based upon the boundary that existed on December 18, 1971, the date of the ANCSA enactment.

The ROW agent assigned to an airport project must obtain a copy of the current airport property plan as the baseline exhibit for negotiations, and the plan must show the boundaries as they existed on December 18, 1971 as the area to be conveyed. Title will be conveyed to DOT&PF from the village corporate entity, as it was conveyed from the Federal government. There are very few airports where this entitlement has not been previously exercised.

Interim Maintenance Agreements

Occasionally situations arise where a title interest to a facility will lapse entirely. If the facility is to be retained as a public airport but the funding for any land acquisition may be years off, DOT&PF crafts an Interim Maintenance Agreement, sometimes called a Limited Lease, with the owners of the airport land.

The most common use for such an agreement is at the expiration of a BLM Lease that has been administratively waived to the village corporation.

Until DOT&PF can acquire a more long-term title interest, these agreements allow the State to continue the operations and maintenance of the facility. Leases for long terms are not possible nor do they constitute sufficient title for grant funding. These interim agreements or limited leases are not to be used within the 20-year grant obligation period. DOT&PF should advise the village municipality that it may undertake no new improvement projects at an airport operated under a limited lease.

10.5 Title Certification Process for FAA Grants

The Aviation Design Group (and M&O) will ask ROW to "Certify" a project before submitting the grant request to FAA. ROW's portion is to certify that real property was acquired in conformance to the Uniform Act and we have sufficient title for the proposed project. This certification is required to be provided concurrently with a sponsor's request for reimbursement and shall cover the specific parcels for which the sponsor is requesting reimbursement of costs. See Fig. 8-1 and 8-2 in [Advisory Circular 150/5100-17](#) for sample certification documents.

FAA requires DOT&PF to have sufficient title for the project. "Sufficient" depends on what type of grant DOT&PF is requesting. For example to purchase a piece of equipment may only require a 5-year grant life while runway improvements may require 20 years. 14 years left on an airport lease would be sufficient for a snow removal equipment grant but it would not be sufficient for a runway improvement project).

10.5.1. Projects That Do Not Require Land Acquisition

Complete an abbreviated title check as follows:

1. Complete the FAA Form 5100-100, Part II, Sec. C, (see the FAA [AIP Handbook](#)) and submit it to the Project Manager. Item 4 on the form requires a listing of the property interest in areas of land shown on the property plan (Ex. A). The data should include all title interests held on the airport, the date of acquisition, the date of the last title opinion or certification, and the latest property plan.

2. If any title interest is not permanent, detail the expiration and remaining years of interest. Maintain this data on an ongoing database, and update it each time a new acquisition is made.
3. Complete the [5100-133 Real Property Acquisition AIP Sponsor Certification](#). The Project Manager will obtain the Regional Director's signature and submit to FAA.
4. Complete a cursory review of the title by reviewing the BLM Master Title Plats for possible new Native Allotment Applications and by reviewing the public records at the recorder's office database for recent sales.
5. Check the Airport Property Plan to ensure it is updated and produce a copy for FAA.
6. Retain copies for the appropriate grant file in the regional ROW project files and submit the original to the Design Project Manager. They will complete their portions of the Grant Application and submit to the FAA as one package.

To see a listing of AIP Grants, check the AIP Grant History listing produced by FAA (begins 1982).

10.5.2. Projects That Require Land Acquisition

Complete the abbreviated title check noted in Ch. 10.

If there has been unusual activity, or if the acquisition involves a large number of parcels, the FAA may ask for an actual Title Opinion to be completed by the Attorney General's office. The title opinion should include a narrative explaining the grant and title history of the airport, and an explanation of the chain of title documents. If there is a previous title opinion, report only on those documents received since the date of the previous opinion. Detail any exceptions to the title that may affect the quality of the title assurance.

Consult with your Regional ROW Chief about the necessity of a Title Opinion to avoid unnecessary delays to the project.

When acquisition is completed, update the Property Status Block on the Property Plan (Ex. A) to include new acquisition information.

Retain copies for the appropriate grant file in the regional ROW project files and submit the original to the Design Project Manager. They will complete their

portions of the Grant Application and submit to the FAA as one package.

10.6 Project Closeout

The regional pre-audit agent will participate in the project closeout and coordinate with the Project Manager. Sec. 8 of the AIP Handbook outlines the Grant Closeout procedures.

10.7 Relinquishment and Disposal of Airport Lands

Airport land acquired with Federal assistance under the Airport Improvement Program is Federally obligated in perpetuity. The FAA Administrator has authority to grant a release, a formal, written authorization, to consent to the disposal of airport property. The FAA Administrator has delegated to FAA airports district offices (ADOs) and regional airport divisions to review the release request and to execute the release document.

ADOs and regional airport divisions do not have the authority to modify the list of assurances in a grant agreement or bring about a release permitting the abandonment, sale, or disposal of a complete airport.

Any release having the effect of allowing the abandonment, sale, or disposal of a complete airport must be referred to the Director of Airport Compliance and Field Operations for approval by the Associate Administrator for the Office of Airports.

FAA guidance for disposal of land subject to FAA grants can be found in the [FAA Airport Compliance Manual – Order 5190.6B](#) “Chapter 22, Releases from Federal Obligations.” See FAA Modernization and Reform Act of 2012, Sec. 817, for additional information - aka PL 112-95 and [AS 02.15.070](#) Acquisition and Disposal of Property.

Review the chain of title, in addition to all grant agreements, for any limitations on disposals or relinquishments. Obtain the necessary permissions and authorizations from inter-Department and the FAA. DOT&PF does not entertain the relinquishment or sale of airport lands until these approvals are obtained.

Depending on the chain of title, the lands may have to be returned to FAA or DNR. Convey relinquishment of patented property using the Federal relinquishments form. Prepare other disposals using a Commissioner's Quitclaim Deed. Provide public notice, as required by the Alaska Constitution. ([AS 02.15.070](#) Acquisition

and Disposal of Property and [17 AAC 45.700](#) Airport Abandonment or Closure). Reminder that ILMAs can only be held by a State Agency.

The State of Alaska, as sponsor, may relinquish an entire airport to a city or municipality only if the city or municipality will operate the airport in accordance with grant assurances. If no airport grant is received, then the airport may be relinquished in accordance with State law.

Permanent closure of a rural State airport is addressed in [17 AAC 45.700](#) Airport Abandonment or Closure.

11. Reserved

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12. Definitions

AAG (Assistant Attorney General) – see LAW;

AASHTO (American Association of State Highway Transportation Officials) – “a nonprofit, nonpartisan association representing highway and transportation departments in the 50 states, the District of Columbia, and Puerto Rico. It represents all transportation modes: air, highways, public transportation, active transportation, rail, and water. Its primary goal is to foster the development, operation, and maintenance of an integrated national transportation system” (<https://transportation.org/about/>);

access management - the control of access to a highway or airport achieved by zoning controls, geometric design, access control guidelines, and purchasing access rights, including acquiring adjoining property;

Act – see Uniform Act ([49 CFR 24.2\(a\)](https://www.ags.org/Uniform-Laws/Uniform-Act) effective June 3, 2024);

Act of February 5, 1948 - An act to empower the Secretary of the Interior to grant rights of way for various purposes across lands of individual Indians or Indian tribes, communities, bands or nations.

acquired - the status of a property after an agency has obtained legal possession of a property (*preferred term to “take” or “taken”*);

acquisition - the process of buying property; also refers to the property purchased or otherwise acquired for a public transportation project (*preferred term to “take” or “taking”*);

Acquisition Agent - the ROW Agent who meets with property owners to buy their property;

acquisition value - the value of the portion of land and improvements to be acquired as they contribute to the larger parcel;

activity or site of significant interest to the traveling public - a motorist service, a tourist attraction, or a commercial activity that derives a major portion of income during the normal business season from motorists who do not reside in the immediate area of the business or activity;

administrative closure - the official closing of a project by submitting a final cost billing to the Federal agency participating in the project cost;

administrative consistency spot check – a spot check on a representative sampling for each type of property or acquisition from all waiver valuations on a project, especially necessary when appraisals are completed on the same project, performed by the agency’s authorized review appraiser;

administrative expenses - overhead costs such as salaries and travel involved in acquiring ROW;

administrative settlement - a nonjudicial acquisition of property for an amount other than the established fair market value;

advance acquisition - acquiring one or more parcels for a project before the normal sequence of acquisition events, generally for hardship case or protective buying, or by donation; see also hardship case, protective buying, and early acquisition;

Agency Journal Entry (AJE) - an accounting entry for income and expenditures;

agency - any entity utilizing Federal funds or Federal financial assistance for a project or program that acquires real property or displaces a person.

(i) **Federal agency** means any department, agency, or instrumentality in the executive branch of the United States Government, any wholly owned U.S. Government corporation, the Architect of the Capitol, the Federal Reserve Banks and branches thereof, and any person who has the authority to acquire property by eminent domain under Federal law.

(ii) **State agency** means any department, agency, or instrumentality of a State or of a political subdivision of a State, any department, agency, or instrumentality of two or more States or of two or more political subdivisions of a State or States, and any person who has the authority to acquire property by eminent domain under State law.

See also DOT&PF ([49 CFR 24.2\(a\)](https://www.ags.org/Uniform-Laws/Uniform-Act) effective June 3, 2024,);

agent - a person (including a DOT&PF employee, a contractor, or a Local Public Agency employee) who represents the agency or uses funds administered by the agency to acquire property;

Air Navigation Site - a site being used for, or proposed for, an airport;

Airport Improvement Project (AIP) - an FAA program that funds improvements to airports, [Title 49 USC Sec. 47171](#) (Pub. L. 103-272);

AIP (Airport Improvement Program) Handbook - provides guidance and sets forth policy and procedures used in administering the Airport Improvement Program.

Airport Sponsor Guide - a supplement guide to administer the AIP grant program used in some other FAA regions and previously used in Alaska. Alaska currently uses the AIP Handbook.

AKSAS number - the project number assigned from the Alaska State Accounting System (AKSAS), the former repository for project financial records. Integrated Resource Information System (IRIS) and IRIS numbers are replacing AKSAS and AKSAS numbers;

alien not lawfully present in the United States - means an alien who is not “lawfully present” in the United States as defined in [8 CFR 103.12](#) and includes:

- (i) An alien present in the United States who has not been admitted or paroled into the United States pursuant to the Immigration and Nationality Act (8 USC 1101 *et seq.*) and whose stay in the United States has not been authorized by the U.S. Secretary of Homeland Security; and
- (ii) An alien who is present in the United States after the expiration of the period of stay authorized by the U.S. Secretary of Homeland Security or who otherwise violates the terms and conditions of admission, parole, or authorization to stay in the United States ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

allottee - the owner of a Native American land allotment;

ANCSA - the Alaska Native Claims Settlement Act;

appraisal - a written statement independently and impartially prepared by a qualified appraiser that sets forth an opinion of defined value of an adequately-described property as of a specific date, supported by the presentation and analysis of relevant market information ([49 CFR 24.2\(a\)](#) effective June 3, 2024), *distinguished from the definition of appraisal in*

USPAP and the Uniform Act's definition of waiver valuation, see also appraisal report;

appraisal report - from USPAP, “any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment” (<https://appraisalfoundation.sharefile.com/share/view/sa9a85f26098c4f7ab01e927b647ec962>), *distinguished from valuation report*;

appraisal requirements (“requirements”) - used throughout [49 CFR 24.103](#) to avoid confusion with The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) “standards.” Although this section discusses appraisal requirements, the definition of “appraisal” itself at § 24.2(a) includes appraisal performance requirements that are an inherent part of this section ([49 CFR Appendix-A-to-Part-24 “Section 24.103 Criteria for Appraisals”](#) effective June 3, 2024);

appraisal review - the required, formal, USPAP-compliant review of all phases of an appraisal, most often used by the agency for the purpose of making a recommendation of just compensation or preparing for litigation or condemnation;

arterial - a major highway;

Assistant Attorney General - a lawyer employed by the State of Alaska Department of Law;

authority and necessity - a proof by the State that it has the authority to acquire, and if necessary, condemn a specific parcel needed for the project;

authority to appraise and acquire - authority issued by the Federal agency, allowing the agency to proceed with the appraisal and acquisition portion of a project;

Authority to Proceed (ATP) - the approval to proceed with a project at different stages of development; ATP is effective when the request is approved; typically approved by the Federal funding agency, in State-funded projects, the agency makes these approvals;

automobile graveyard - an establishment or place of business that is maintained, used, or operated primarily to store, keep, buy, or sell wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts, and that has 10 or more such vehicles at the establishment;

average annual net earnings - one-half of the net earnings of a business or farm operation, before Federal and State income taxes, during the two taxable years immediately preceding the taxable year in which the business or farm operation moves from the real property acquired for a project; it includes compensation paid by the business or farm operation to the owner, spouse, or dependents during the two-year period;

aviation - use of air space above a property for the flight of aircraft;

before and after appraisal - a means of measuring the difference in value between the entire property prior to an acquisition and the value of the remainder after the acquisition;

benefit - the advantageous factors that accrue to a property because of a public improvement;

betterment - physical improvements that add to the value of the structure or land and that are more than mere repairs;

BIA - the Bureau of Indian Affairs, U.S. Department of the Interior;

BIA Deed - a deed obtained by BIA for the benefit of a Native American allottee;

binding agreement - in relocation, a legally enforceable document in which the property owner agrees to sell certain property rights necessary for a project and the agency agrees, without further election, to make that purchase ([49 CFR 24.2\(a\)](#) “Voluntary acquisitions”, “Persons not displaced”, and “Initiation of negotiations”, and [49 CFR Appendix-A-to-Part-24 “Section 24.2\(a\) Initiation of negotiations, Tenants, \(iv\)”](#) effective June 3, 2024);

BLM - the Bureau of Land Management, U.S. Department of the Interior;

business - any lawful activity, except a farm operation, that is conducted:

- (i) primarily for the purchase, sale, lease and/or rental of personal and/or real property, and/or for the manufacture, processing, and/or marketing of products, commodities, and/or any other personal property;
- (ii) primarily for the sale of services to the public;

(iii) primarily for outdoor advertising display purposes, when the display must be moved as a result of the project; or

(iv) by a nonprofit organization that has established its nonprofit status under applicable Federal or State law ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

carve out – for the purposes of calculating RHP, the subtraction from acquisition cost of the displacement dwelling for a missing major exterior attribute of the displacement dwelling site, (e.g., the site is significantly smaller or does not contain a swimming pool, see [49 CFR 24.403\(a\)\(2\)](#) and [49 CFR Appendix-A-to-Part-24 “RHP Computation for Carve Out of a Major Exterior Attribute of a Displacement Property's Land in Excess of a Typical Lot”](#));

case caption - the designation of parties and the court-assigned case number for a condemnation case;

cash equivalency - the fair market value of each sale in terms of cash to the seller; if the terms and financing of the sale are not cash or reasonable terms that would give the seller cash at closing, then the appraiser must consider the cash equivalency of the terms of the sale;

CATEX (Categorical Exclusion aka CE) - a category of actions that do not individually or cumulatively have a significant effect on the human environment and for which neither an EA nor an EIS is required, see also Environmental Document;

CERCLA - Comprehensive Environmental Response Compensation and Liability Act of 1980 (Pub. L. 96-510, or “Superfund”);

certificate - the part of an appraisal report containing the appraiser's opinion of value, the date of value, and specific conditions under which the value was reached;

CFR – the Code of Federal Regulations, the codification of the general and permanent rules and regulations (sometimes called administrative law) published in the Federal Register by the executive departments and agencies of the Federal government of the United States. The CFR is divided into 50 Titles that represent broad areas subject to Federal regulation. The CFR is searchable online at <https://www.ecfr.gov>;

Chief Engineer - the title of the person so designated by DOT&PF as head of Statewide Design & Engineering Services, Project Delivery Division;

citizen - for purposes of this part includes both citizens of the United States and noncitizen nationals (49 CFR 24.2(a) effective June 3, 2024);

Commissioner's Deed of Vacation (CDV) - a deed from DOT&PF transferring title and agreeing to abandon use of a property;

Commissioner's Quitclaim Deed (CQD) - a deed from DOT&PF conveying any interest it might have in a property;

comparable replacement dwelling - a dwelling that is:

- (i) Decent, safe, and sanitary as described in the definition of *decent, safe, and sanitary* in this paragraph (a);
- (ii) Functionally equivalent to the displacement dwelling. The term *functionally equivalent* means that it performs the same function and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the agency may consider reasonable trade-offs for specific features when the replacement unit is “equal to or better than” the displacement dwelling (see *Appendix A of this part, Section 24.2(a) Comparable replacement dwelling*);
- (iii) Adequate in size to accommodate the occupants.
- (iv) In an area not subject to unreasonable adverse environmental conditions.
- (v) In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities, and reasonably accessible to the person's place of employment.
- (vi) On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need

not include special improvements such as outbuildings, swimming pools, or greenhouses. (See also 49 CFR 24.403(a)(2));

- (vii) Currently available to the displaced person on the private market, except as provided in paragraph (ix) of this definition (see *Appendix A to this part, Section 24.2(a), definition of comparable replacement dwelling*); and
- (viii) Within the financial means of the displaced person:
 - (A) A replacement dwelling purchased by a homeowner in occupancy for at least 90 days prior to initiation of negotiations (90-day homeowner) is considered to be within the homeowner's financial means if the homeowner will receive the full price differential as described in § 24.401(c), all increased mortgage interest costs as described at § 24.401(d), and all incidental expenses as described at § 24.401(f), plus any additional amount required to be paid under § 24.404.
 - (B) A replacement dwelling rented by an eligible displaced person is considered to be within that person's financial means if, after receiving rental assistance under this part, his or her monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed that person's base monthly rental for the displacement dwelling as described at § 24.402(b)(2).
 - (C) For a displaced person who is not eligible to receive a replacement housing payment because of the person's failure to meet length-of-occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if an agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling as described in § 24.402(b)(2). Such rental assistance must be paid under § 24.404.
- (ix) For a person receiving Government housing assistance before displacement, a dwelling that may reflect similar Government housing assistance. In such cases any requirements of the Government housing assistance program, including fair housing, civil rights, and those

relating to the size of the replacement dwelling, shall apply. However, nothing in this part prohibits an agency from offering, or precludes a person from accepting, assistance under a government housing program, even if the person did not receive similar assistance before displacement, subject to the eligibility requirements of the Government housing assistance program. An agency is obligated to inform the person of his or her options under this part and the implications of accepting a different form of assistance than the assistance that the person may currently be receiving. If a person accepts assistance under a Government housing assistance program, the rules of that program apply, and the rental assistance payment under § 24.402 would be computed on the basis of the person's actual out-of-pocket cost for the replacement housing and associated utilities after the applicable Government housing assistance has been applied. In determining comparability of housing under this part:

- (A) A public housing unit may qualify as a comparable replacement dwelling only for a person displaced from a public housing unit.
- (B) A privately owned unit with a housing project-based rental program subsidy (e.g., tied to the unit or building) may qualify as a comparable replacement dwelling only for a person displaced from a similarly subsidized unit or public housing unit.
- (C) An offer for tenant-based rental assistance, such as a HUD Section 8 Housing Choice Voucher, may be provided along with an offer of a comparable replacement dwelling to a person receiving a similar subsidy assistance or occupying a privately owned subsidized unit or public housing unit before displacement. The displacing agency must confirm that the owner will accept tenant based rental assistance before offering the unit as comparable replacement housing. (see *Appendix A to this part, section 24.2(a), definition of comparable replacement dwelling*) (49 CFR 24.2(a) effective June 3, 2024);

compensable damages - damages (in eminent domain) that an agency is legally required to compensate a person (or entity) with an interest in the property being wholly or partially acquired; the

Alaska Constitution, Sec. 18, provides that ‘Private property shall not be taken or damaged for public use without just compensation’, and Alaska courts have interpreted this liberally in favor of the private property owner;

compensation - see just compensation;

condemnation - the act or process of enforcing the right of eminent domain, typically through court action;

condemnation appraisal - an appraisal prepared specifically for a condemnation action;

condemned - the formal acquisition of real property by a public agency through eminent domain, typically as legal enforcement through court action;

consequential damages - damage to private property as a consequence of an eminent domain partial acquisition or construction on other land;

consideration - the actual price for which a property is transferred; in valuation, usually the actual dollar price;

contingent and limiting condition -- in valuation, specific confines of the use of an appraisal and conditions upon which the practitioner relied to make their opinion of value, that if found to be different, may affect the conclusions;

contract manager - a ROW Agent who manages professional services agreements;

contribute materially - during the 2 taxable years prior to the taxable year in which displacement occurs, or during such other period as the agency determines to be more equitable, a business or farm operation:

- (i) had average annual gross receipts of at least \$5,000; or
- (ii) had average annual net earnings of at least \$1,000; or
- (iii) contributed at least 33-1/3 percent of the owner's or operator's average annual gross income from all sources.
- (iv) If the application of the above criteria creates an inequity or hardship in any given case, the agency may approve the use of other criteria as determined appropriate on a case-by-case basis. (See *Appendix A of this part, section 24.305(e)*) (49 CFR 24.2(a) effective June 3, 2024);

conveyance document - a document such as a deed or an easement that transfers title to an entity;

corridor preservation - the acquisition of property for a future highway location;

cost approach - an appraisal method that uses the cost of construction to value an improvement;

cost estimate - the anticipated project cost;

cost to cure - an estimate of the cost to rebuild, rehabilitate, or replace an improvement to new or nearly new condition, to avoid or mitigate damages;

CRO – DOT&PF’s Civil Rights Office, see <https://dot.alaska.gov/cvlrts/>;

CRUO (Committee on Right of Way, Utilities, and Outdoor Advertising Control) – an authorized AASHTO committee delegated the responsibility to review the laws and regulations of the Federal Government, member states, and territories pertaining to public acquisition and management of real property for transportation related purposes;

daily shelter – see temporary, daily, or emergency shelter ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

damages - in eminent domain, the loss in value to the remainder resulting from a partial acquisition of a property; three types of damages are recognized: direct, consequential, and severance; damages are the mathematical difference between the value of the remainder as a part of the whole before the acquisition, and the value of the remainder after the acquisition (as cured), disregarding any special benefits;

date of appraisal - the effective date on which the valuation is valid; it may be current (the date of the appraiser's last inspection is typically the date of appraisal), prospective (a future value), or retrospective (a “Date of Taking” (Acquisition) established by the court in a condemnation action);

date of final acceptance - the date that FHWA accepts the final billing on a project and closes the project;

declaration of taking [acquisition] - a document filed with the court in a condemnation action that vests title in the agency;

demolition contract - a contract issued to demolish improvements on acquired property;

Department of Law - the State of Alaska, Department of Law who employs lawyers as Assistant Attorneys General and the Attorney General, some of whom are assigned to assist DOT&PF with transportation matters;

depreciated value - the value of an improvement, taking into consideration its age and condition;

design life - the length of time that a construction project is expected to function at its designated capacity without major repairs;

Design Section - the DOT&PF section responsible for designing projects to be constructed;

diary - also known as the Record of Contact (ROC), a chronological written record of the Acquisition/Relocation Agent's activities regarding a parcel;

displaced person –

(i) *Generally.* Except as provided in paragraph (ii) of this definition, any person who permanently moves from the real property or moves his or her personal property from the real property. (This includes a person who occupies the real property prior to its acquisition, but who does not meet the length of occupancy requirements of the Uniform Act as described at [§ 24.401\(a\)](#) and [§ 24.402\(a\)](#).)

(A) As a direct result of a written notice of intent to acquire, rehabilitate, and/or demolish (*see § 24.203(d)*), the initiation of negotiations for, or the acquisition of, such real property in whole or in part for a project;

(B) As a direct result of rehabilitation or demolition for a project; or

(C) As a direct result of a written notice of intent to acquire, or the acquisition, rehabilitation or demolition of, in whole or in part, other real property on which the person conducts a business or farm operation, for a project. However, eligibility for such person under this paragraph (i)(C) applies only for purposes of obtaining relocation assistance advisory services under [§ 24.205\(c\)](#), and moving expenses under [§ 24.301](#), [§ 24.302](#), or [§ 24.303](#).

(ii) *Persons required to move temporarily.* A person who is required to move or moves his or her personal property from the real property as a

direct result of the project but is not required to relocate permanently. Such determination shall be made by the agency in accordance with any requirement, policy, or guidance established by the Federal agency funding the project (see *Appendix A to this part, section 24.2(a)*). All benefits for persons required to move on a temporary basis are described in § 24.202(a).

(iii) *Voluntary acquisitions.* A tenant who moves as a direct result of a voluntary acquisition as described in § 24.101(b)(1) through (3) is eligible for relocation assistance when there is a binding written agreement between the agency and the owner that obligates the agency, without further election, to purchase the real property. Federal Funding agencies should develop policies identifying the types of agreements used in its programs or projects which it considers to be binding and which would therefore trigger eligibility for tenants as displaced persons. Agreements such as options to purchase and conditional purchase and sale agreements are not considered a binding agreement within the meaning of this paragraph (iii) until all conditions to the agency's obligation to purchase the real property have been satisfied. Provided that, the agency may determine that a tenant who moves before there is a binding agreement is eligible for relocation assistance once a binding agreement exists allowing establishment of eligibility (see *Appendix A to this part, section 24.2(a)*).

(iv) *Persons not displaced.* The following is a *nonexclusive* listing of persons who do not qualify as displaced persons under this part:

- (A) A person who moves before the initiation of negotiations (see § 24.403(d)), unless the agency determines that the person was displaced as a direct result of the program or project;
- (B) A person who initially enters into occupancy of the property after the date of its acquisition for the project;
- (C) A person who has occupied the property for the purpose of obtaining assistance under the Uniform Act;
- (D) An owner-occupant who moves as a result of an acquisition of real property as described in § 24.101(a)(2) or (b)(1) or (2), or as a result of

the rehabilitation or demolition of the real property. (However, the displacement of a tenant as a direct result of any acquisition, rehabilitation, or demolition for a Federal or federally assisted project is subject to this part.);

- (E) A person whom the agency determines is not displaced as a direct result of a partial acquisition;
- (F) A person who, after receiving a notice of relocation eligibility (described at § 24.203(b)), is notified in writing that he or she will not be displaced for a project. Such written notification shall not be issued unless the person has not moved and the agency agrees to reimburse the person for any expenses incurred to satisfy any binding contractual relocation obligations entered into after the effective date of the notice of relocation eligibility;
- (G) An owner-occupant who conveys his or her property, as described in § 24.101(a)(2) or (b)(1) or (2), after being informed in writing that if a mutually satisfactory agreement on terms of the conveyance cannot be reached, the agency - In such cases, however, any resulting displacement of a tenant is subject to the regulations in this part;
- (H) A person who retains the right of use and occupancy of the real property for life following its acquisition by the agency;
- (I) An owner who retains the right of use and occupancy of the real property for a fixed term after its acquisition by the Department of the Interior under Pub. L. 93-477, Appropriations for National Park System, or Pub. L. 93-303, Land and Water Conservation Fund, except that such owner remains a displaced person for purposes of *subpart D of this part*;
- (J) A person who is determined to be in unlawful occupancy prior to or after the initiation of negotiations, or a person who has been evicted for cause, under applicable law, as provided in § 24.206. However, advisory assistance may be provided to unlawful occupants at the option of the agency in order to facilitate the project;

- (K) A person who is not lawfully present in the United States and who has been determined to be ineligible for relocation assistance in accordance with § 24.208; or
- (L) Temporary, daily, or emergency shelter occupants are in most cases not considered displaced persons. However, agencies may determine that a person occupying a shelter is a displaced person due to factors which could include reasonable expectation of a prolonged stay, or other extenuating circumstances. At a minimum, agencies shall provide advisory assistance to all occupants at initiation of negotiations. (See *Appendix A to this part, section 24.2(a), definition of displaced persons.*) (49 CFR 24.2(a) effective June 3, 2024);

Division Realty Officer - the ROW Specialist in the FHWA Division Office;

disposal - the sale of property, or the rights therein, including access rights, when the property is no longer needed for the agency's or other transportation purposes, see also excess land and surplus land;

DMLW – DNR's Division of Mining, Land, and Water;

DNR - the State of Alaska, Department of Natural Resources;

donation - the voluntary transfer of privately owned real property, by a property owner who has been informed in writing by the acquiring agency of rights and benefits available to owners under the Uniform Act and this section, for the benefit of a public transportation project without compensation or with compensation at less than fair market value (23 CFR 710.105);

DOT - U.S. Department of Transportation (49 CFR 24.2(b) effective June 3, 2024);

DOT&PF - the State of Alaska, Department of Transportation & Public Facilities, *see also agency*;

DSS (decent, safe, and sanitary) dwelling – a dwelling that meets the requirements of paragraphs (i) through (vii) of this definition or the most stringent of the local housing code, Federal agency regulations, or

the agency's regulations or written policy. The DSS dwelling shall:

- (i) Be structurally sound, weather tight, and in good repair;
- (A) Many local housing and occupancy codes require the abatement of deteriorating paint, including lead-based paint and lead-based paint dust, in protecting the public health and safety. Where such standards exist, they must be honored;
- (B) [Reserved]
- (ii) Contain a safe electrical wiring system adequate for lighting and other devices;
- (iii) Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
- (iv) Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by the most stringent of the local housing code, Federal agency regulations or requirements, or the agency's regulations or written policy. In addition, the Federal funding agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such agencies;
- (v) There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub, or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. When required by local code standards for residential occupancy, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator (see *Appendix A to this part, section 24.2(a), definition of DSS*);
- (vi) Contains unobstructed egress to safe, open space at ground level; and

(vii) For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person. (See *Appendix A to this part, section 24.2(a), definition of DSS* (49 CFR 24.2(a) effective June 3, 2024);

dwelling - the place of permanent or customary and usual residence of a person, according to local custom or law, including a single-family house; a single-family unit in a two-family, multifamily, or multi-purpose property; a unit of a condominium or cooperative housing project; -a mobile home; or any other residential unit (49 CFR 24.2(a) effective June 3, 2024);

dwelling site - a land area that is typical in size for similar dwellings located in the same neighborhood or rural area. (See *Appendix A to this part, section 24.2(a)* (49 CFR 24.2(a) effective June 3, 2024);

early acquisition - acquisition of real property interests by an acquiring agency before completion of the review process required for the project under the National Environmental Policy Act of 1969 (42 USC 4321 et seq.) and prior to receiving a Federal-aid authorization to proceed to acquire property with Federal-aid funds, before completion of the environmental review process for a proposed transportation project, as provided under 23 CFR 710.501 and 23 USC 108; generally early acquisition refers to acquisition other than advance purchases for hardship cases or protective buying; see also hardship case, protective buying, and advance acquisition;

easement - non-possessory interest in real property that conveys use, but not ownership, of a portion of an owner's property rights;

economic rent - the amount for which similar property is renting (market rent);

egress - the means of exiting a property;

emergency shelter - see temporary, daily, or emergency shelter (49 CFR 24.2(a) effective June 3, 2024);

eminent domain - the right of government to acquire private property for a public purpose upon the payment of just compensation, *differentiated from condemnation*;

encroachment - trespassing on the property of another;

encroachment permit - a written permit issued by the agency to allow use of ROW;

Environmental Document - a formal document that assesses the environmental impacts of a proposed Federal-aid project, required under the National Environmental Policy Act (NEPA) and includes three types:

- Categorical Exclusion (CATEX or CE): a category of actions that do not individually or cumulatively have a significant effect on the human environment and for which neither an EA nor an EIS is required;
- Environmental Assessment (EA): prepared when the significance of a Federal-aid project's environmental impacts is uncertain, provides an analysis of the potential environmental effects and helps determine whether a more detailed Environmental Impact Statement (EIS) is needed; and
- Environmental Impact Statement (EIS): a comprehensive document that analyzes in detail the significant environmental impacts of a proposed action, alternatives to the proposed action, and mitigation measures;

estimate (obsolete) - *in appraising, not preferred*, see opinion;

exceptional and extremely unusual hardship - for the purposes of 49 CFR 24.208(g):

(h) "exceptional and extremely unusual hardship" to such spouse, parent, or child of the person not lawfully present in the United States means that the denial of relocation payments and advisory assistance to such person will directly result in (see *Appendix A to this part, section 24.208(h)*):

- (1) A significant and demonstrable adverse impact on the health or safety of such spouse, parent, or child;
- (2) A significant and demonstrable adverse impact on the continued existence of the family unit of which such spouse, parent, or child is a member; or
- (3) Any other impact that the agency determines will have a significant and demonstrable adverse impact on such spouse, parent, or child (49 CFR 24.208(h), effective June 3, 2024);

excess land - land that is not needed to serve or support the existing project. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and must be valued separately, see also surplus land for differentiation of terms;

excess real property – real property that is not needed to serve or support the existing project, see also excess land and surplus land;

expressway - a divided arterial highway for through traffic, with full or partial control of access and with at-grade intersections;

extraordinary expenses – for the purposes of [49 CFR 24.306\(b\)](#), those expenses which, in the opinion of the agency, are not routine or predictable expenses relating to the utility's occupancy of rights-of-way, and are not ordinarily budgeted as operating expenses, unless the owner of the utility facility has explicitly and knowingly agreed to bear such expenses as a condition for use of the property or has voluntarily agreed to be responsible for such expenses (effective June 3, 2024);

FAA - Federal Aviation Administration, U.S. Department of Transportation;

FAST Act (Fixing America's Surface Transportation Act) - a funding and authorization bill to govern Federal surface transportation spending. Pub. L. 114-94, signed into law on December 4, 2015;

fair market value - the basis for just compensation; the final opinion of value that most nearly represents what the typical, informed, rational purchaser would pay for the subject property if it were available for sale on the open market as of the date of the appraisal, given all the data available to the appraiser in their analysis.

Of note, [23 CFR 710.403](#) (e) states, "...The term fair market value as used for acquisition and disposal purposes is as defined by State statute and/or State court decisions..." The Alaska Supreme Court has defined fair market value as "the price in (terms of) money that the property could be sold for on the open market under fair conditions between an owner willing to sell and a purchaser willing to buy, with a reasonable time allowed to find a purchaser." State v. 7.026 Acres, Sup. Ct. Op. No. 601, 466 P.2d 364, 365 (1970). The opinion further reads, in part: "The highest and most profitable use for which the property

is adaptable is to be considered, to the extent that the prospect of demand for such use affects the market value while the property is privately held." Fair market value is normally based on a parcel's fee simple value.

The Uniform Act and [49 CFR 24](#) refer to fair market value, while the Appraisal Foundation (USPAP) refers to market value. (See [49 CFR 24 Appendix A](#), and the current [USPAP](#).)

family - two or more individuals living together in a single-family dwelling unit who are related by blood, adoption, marriage, or legal guardianship, and who live together as a family unit, plus all other individuals regardless of blood or legal ties who live with and are considered a part of the family unit;

farm operation - any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

Federal agency - any department, agency, or instrumentality in the Executive Branch of the Federal government, any wholly owned Federal corporation, and the Architect of the Capitol, the Federal Reserve Banks, and branches thereof;

Federal-aid project - a project funded in whole or in part under, or requiring an FHWA approval pursuant to provisions in [Chapter 1 of Title 23, United States Code, \[23 CFR 710.105 \(b\)\]](#);

general geographic area – the term used to clarify that an agency carrying out a project or program can achieve the purpose of the project or program by purchasing any of several properties that are not necessarily contiguous or are not limited to a specific group of properties ([49 CFR 24.101\(b\)\(1\)\(ii\), 49 CFR Appendix-A-to-Part-24 "Section 24.101\(b\)\(1\)\(ii\)"](#), effective June 3, 2024);

Federally assisted - a project or program that receives grant funds under [Title 23, United States Code, \[23 CFR 710.105 \(b\)\]](#). The term "Federal and federally assisted program or project" is used to better identify the type of appraisal practices that are to be referenced and to differentiate them from the private sector, especially mortgage lending, appraisal practice ([49](#)

CFR Appendix-A-to-Part-24 “Section 24.103 Criteria for Appraisals” effective June 3, 2024);

Federal financial assistance - a grant, loan or contribution provided by the United States, except any Federal guarantee or insurance or tax credits (Low Income Housing Tax Credit) and any interest reduction payment to an individual in connection with the purchase and occupancy of a residence by that individual (49 CFR 24.2(a) effective June 3, 2024);

fee simple - the highest type of private ownership, subject to the limitations of eminent domain, escheat, police power and taxation; an inheritable estate;

fee simple title - a property title that signifies ownership of all the rights in a parcel of real property;

FEMA - Federal Emergency Management Agency (49 CFR 24.2(b) effective June 3, 2024);

FHA - Federal Housing Administration (49 CFR 24.2(b) effective June 3, 2024);

FHWA (Federal Highway Administration) - “an agency within the U.S. Department of Transportation that supports State and local governments in the design, construction, and maintenance of the Nation’s highway system (Federal Aid Highway Program) and various federally and tribal owned lands (Federal Lands Highway Program)... created on October 15, 1966, after having had several predecessor organizations.

In 1893, the Office of Road Inquiry was founded. In 1905 that organization's name was changed to the Office of Public Roads which became a division of the U.S. Department of Agriculture. The name was changed again to the Bureau of Public Roads in 1915 and to the Public Roads Administration in 1939. It was then shifted to the Federal Works Agency which was abolished in 1949 when its name reverted to Bureau of Public Roads under the Department of Commerce.

In 1966 the FHWA was created; and in 1967 the functions of the Bureau of Public Roads were transferred to FHWA.” (from <https://highways.dot.gov/about/about-fhwa> as of 3 February 2025);

FHWA Division Office - the FHWA field office assigned to manage Alaska’s Federal-aid transportation program, “local field offices that provide leadership, guidance, and direction to State

Departments of Transportation in the project development and delivery of transportation projects. (<https://www.fhwa.dot.gov/akdiv/> as of 5 February 2025);

final conclusion of value - the dollar amount that reflects the type of value sought; fair market value;

final environmental impact statement - the document prepared after circulation of a draft EIS, with consideration of comments thereon, and identifying the preferred alternative;

final opinion of value - final conclusion of value, *formerly final estimate of value*;

final judgment - a court order establishing the value of a property;

Finding of No Significant Impact (FONSI) - the document issued by the Federal agency involved when an Environmental Assessment indicates there are no significant impacts caused by the project;

FIRREA - Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (49 CFR 24.2(b) effective June 3, 2024);

fixture - a tangible thing that once was personal property, and that has been attached to land or installed in a structure in such a way as to become a part of the real property, as defined by current law and guidelines; in deciding whether a thing is personal or real property, consider:

1. intention of the party to leave it permanently attached or to remove it at some time;
2. manner in which it is attached; and
3. purpose.

See also; **personal property**;

freeway - a divided arterial with full access control and no at-grade intersections;

function of the appraisal - to assist in establishing the compensation to be paid to a property owner for the acquisition of property interests required by the agency;

general benefits - any benefits that are not special benefits;

good cause (for HLR) – means appropriate consideration has been given to:

- (i) The availability of comparable replacement housing in the program or project area;
- (ii) The resources available to provide comparable replacement housing; and
- (iii) The individual circumstances of the displaced person (49 CFR 24.404(a), effective June 3, 2024);

grandfather rights - a legal nonconforming use of record;

hardship case - when property is acquired in advance of the remainder of a project because a property owner has established appropriate health, safety, or financial reasons; one example of advance acquisition;

hazardous materials - petroleum products and other substances designated as “hazardous” by the U.S. Environmental Protection Agency;

HECM (Home Equity Conversion Mortgage) – see reverse mortgage (49 CFR 24.2(a) and § 24.2(b) effective June 3, 2024);

Highway Beautification Act of 1965 (Ladybird’s Bill) - signed into Federal law on October 22, 1965 as part of the America the Beautiful Initiative (Pub. L. 89-285 and 23 § 131), called for control of outdoor advertising, including removal of certain types of signs, along the Nation’s growing Interstate System and the existing Federal-aid primary system, required certain junkyards along Interstate or primary highways to be removed or screened, and encouraged scenic enhancement and roadside development; see also

<https://www.fhwa.dot.gov/infrastructure/beauty.cfm>, AS 19.25.075-AS 19.25.180;

HLR – housing of last resort (49 CFR 24.2(b) effective June 3, 2024);

historic preservation procedures - practices designed to protect historic sites, structures, and districts;

household income - total gross income received for a 12-month period from all sources (earned and unearned), including, but not limited to, wages, salary, child support, alimony, unemployment benefits, workers compensation, social security, or the net income from a business. It does not include income

received or earned by dependent children under 18 or full-time students who are students for at least 5 months of the year and are under the age of 24. (See *Appendix A to this part, section 24.2(a)*, for examples of exclusions to income.) (49 CFR 24.2(a) effective June 3, 2024);

households – for the purposes of *49 CFR Appendix B-to-Part-24 “Line 5”*, effective June 3, 2024, those includes all families and individuals. A family is reported as “one” household, *not* by the number of people in the family unit;

HUD – U.S. Department of Housing and Urban Development (49 CFR 24.2(b) effective June 3, 2024);

IIJA (Infrastructure Investment and Jobs Act) - funding and authorization bill to govern Federal surface transportation spending. Pub. L. 117-58, signed into law on November 15, 2021;

illegal junkyard - a junkyard established after the effective date of State law governing junkyards; it must be screened, removed, or eliminated at the owner’s expense; this is accomplished under the State’s police power;

ILMA (Interagency Land Management Assignments) – an instrument transferring management responsibility and authority from DNR to another State agency, *formerly ILMT (Interagency Land Management Transfers)*;

improvements considered to be real property - any building, structure, or other improvement, which would be considered real property if owned by the owner of the real property on which it is located, shall be considered to be real property for purposes of this subpart (49 CFR 24.105(b));

income approach - an appraisal method using a property’s income and expense data;

Indirect Cost Allocation Plan (ICAP) - a system of dedicating a percentage of project funds for nonspecific project activities;

industrial activities - activities permitted only in an industrial zone, or in a less restrictive zone by the nearest zoning authority but generally recognized as industrial by other zoning authorities, except that none of the following shall be considered industrial activities:

1. outdoor advertising structures;

2. agricultural, forestry, ranching, grazing, farming, and related activities, including, but not limited to, wayside fresh produce stands;
3. activities normally and regularly in operation less than three months of the year;
4. transient or temporary activities;
5. activities not visible from the traffic lanes of the main traveled way;
6. activities more than 300 feet from the nearest edge of the main traveled way;
7. activities conducted in a building principally used as a residence;
8. railroad tracks, minor sidings and passenger depots; and
9. junkyards, as defined in [23 CFR 751.7](#) (a);

ingress - the means of entering a property;

initiation of negotiations – unless a different action is specified in applicable Federal program regulations, means the following:

- (i) Whenever the displacement results from the acquisition of the real property by a Federal agency or State agency, the term means the delivery of the initial written offer of just compensation by the agency to the owner or the owner's representative to purchase the real property for the project. However, if the Federal agency or State agency issues a notice of its intent to acquire, rehabilitate, or demolish the real property, and a person moves after that notice, but before delivery of the initial written purchase offer, the term means the actual move of the person from the property.
- (ii) Whenever the displacement is caused by rehabilitation, demolition, or privately undertaken acquisition of real property (and there is no related acquisition by a Federal agency or a State agency), the term means the notice to the person that he or she will be displaced by the project, or, if there is no notice, the actual move of the person from the property.
- (iii) In the case of a permanent relocation to protect the public health and welfare, under the Comprehensive Environmental Response Compensation and Liability Act of 1980 (Pub. L. 96-510, or “Superfund”), the term means the

formal announcement of such relocation or federally coordinated health advisory where the Federal Government later decides to conduct a permanent relocation.

(iv) In the case of a permanent relocation of a tenant as a result of a voluntary acquisition of real property described in [§ 24.101\(b\)\(1\)](#) the tenant is not eligible for relocation assistance under this part, until there is a binding written agreement between the agency and the owner that obligates the agency, without further election, to purchase the real property. (See [Appendix A to this part, section 24.2\(a\)](#).) Agreements such as options to purchase and conditional purchase and sale agreements are not considered a binding agreement within the meaning of this part unless such agreements satisfy the requirements of the Federal agency providing the Federal financial assistance or until all conditions to the agency's obligation to purchase the real property have been satisfied;

See [49 CFR 24.2\(a\) “Initiation of negotiations”](#);

Interim Conveyance - a temporary title conveyance from BLM to a Native corporation until final title passes;

International Right-of-Way Association - an international professional organization dedicated to the advancement of ROW and land acquisition work as a fully recognized profession;

Interstate Highway System - a network of limited access, divided highways within the United States;

IRIS number - the project number assigned from the Integrated Resource Information System (IRIS), the current repository for project financial records. IRIS and IRIS numbers are replacing Alaska State Accounting System (AKSAS) and AKSAS numbers;

IRS - the U.S. Internal Revenue Service;

junk - used or scrap rope, rags, batteries, paper, trash rubber, debris or waste, junked, dismantled, or wrecked automobiles, or parts thereof, or used or scrap iron, steel, copper, brass and other ferrous or nonferrous metals;

junkyard - an establishment or place of business, private or public, that is maintained, operated, or used primarily for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile

graveyard; the term includes garbage dumps and sanitary fills, and gatherings in equivalent volume of 10 or more vehicles;

just compensation - in eminent domain, the amount of loss that a property owner is to be compensated for when property is acquired for a public purpose; fair market value is an appropriate measure of just compensation as guaranteed by the Alaska Constitution;

land/improvement allocation - the property value split between land value and improvement value;

land valuation - an appraisal method for determining how much land is worth;

larger parcel - as defined by *The Dictionary of Real Estate Appraisal* (published by the Appraisal Institute) means:

- “1. *In condemnation [eminent domain], that tract or tracts of land which are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*
2. *In condemnation [eminent domain], the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In Federal and some State cases, however, contiguity is sometimes subordinated to unitary use.”*

last resort housing - housing provided when comparable replacement housing is not available for an owner or tenant;

LAW (Department of Law) - the State of Alaska, Department of Law, specifically the Transportation Division working as counsel to and on behalf of DOT&PF; colloquially, the Alaska Assistant Attorney General (AAG) assigned to represent and advise DOT&PF;

lead agency - the Department of Transportation acting through the Federal Highway Administration ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

leasehold interest or lessee - a person who occupies real property under a lease;

legally conforming lot - a lot that is of sufficient size and shape to meet local zoning requirements;

legal nonconforming use of record - a parcel that is subject to grandfather rights;

letter of final offer and intent to condemn - the last formal contact from the agency to a property owner before beginning a condemnation action;

Local Public Agency (LPA) - a city or borough government acting in DOT&PF’s place and stead in carrying out the purposes of this manual, *note: Alaska does not have a formal LPA program*;

logical boundary - partial acquisition of a parcel with the boundary extended beyond what is needed for the project to a point where the remainder property is viable by itself;

manufactured home – see mobile home ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

MAP-21 (Moving Ahead for Progress in the 21st Century Act) - a funding and authorization bill to govern Federal surface transportation spending. Pub. L. 112-141, signed into law on July 6, 2012 (effective October 1, 2014) affecting acquisition and relocation benefits under the Uniform Act;

market value - see fair market value;

Market Value Deposit - the amount that the agency deposits with the court for a condemnation action;

Masters’ Award - compensation that is due a property owner after a hearing by a court-appointed Master;

Masters’ Report - the document issued by a court-appointed Master after a hearing;

materials agreement - an agreement between the agency and a property owner for the property owner to supply construction materials;

material source (MS) - the location of natural building materials such as gravel, rock, and sand;

mediated settlement (mediation) - an acquisition agreement reached with a property owner by someone other than the ROW Agent before initiating a condemnation action;

MIDP – mortgage interest differential payment ([49 CFR 24.2\(b\)](#) effective June 3, 2024);

mitigation - an effort by the agency to minimize damages to the remainder of a partial acquisition;

mitigation property - real property interests acquired to mitigate for impacts of a project eligible for funding under [Title 23, United States Code, \[23 CFR 710.105 \(b\)\]](#);

mobile home (manufactured home) - when used in this part, includes manufactured homes and recreational vehicles used as residences. The term *manufactured home* is defined at [24 CFR part 3280](#) (*see Appendix A to this part, section 24.2(a)*). The term “mobile home” was changed to “manufactured home” in [24 CFR part 3280](#) in 1979.

The following examples provide additional guidance on the types of mobile homes that can be found acceptable as replacement dwellings for persons displaced from mobile homes. A recreational vehicle that is capable of providing living accommodations may be considered a replacement dwelling if the following criteria are met: the recreational vehicle is purchased and occupied as the “primary” place of residence; it is located on a purchased or leased site and connected to or has available all necessary utilities for functioning as a housing unit on the date of the agency's inspection; and, the dwelling, as sited, meets all local, State, and Federal requirements for a decent, safe, and sanitary dwelling. (The regulations of some local jurisdictions will not permit the consideration of these vehicles as DSS dwellings. In those cases, the recreational vehicle will not qualify as a replacement dwelling.) ([49 CFR 24.2\(a\)](#), [49 CFR Appendix-A-to-Part-24 “Section 24.2\(a\) Mobile home”](#) effective June 3, 2024);

mortgage — such classes of liens as are commonly given to secure advances on, or the unpaid price of, real property, under the laws of the State in which the real property is located, together with the credit instruments, if any, secured thereby ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

move specifications - a detailed agreement between a displaced person and the agency on how a move will be accomplished;

NEPA - National Environmental Policy Act of 1969 (NEPA) is “a national policy intended to encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of

man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality” ([42 USC 4321 et seq.](#));

narrative appraisal report (obsolete)— *not preferred, see appraisal report*;

National Highway Institute (NHI) - A branch of FHWA that provides training, and funding for training, in transportation-related subjects;

negotiated settlement - an acquisition agreement between the agency and a property owner;

National Highway System (NHS) - developed by the US Department of Transportation in cooperation with the States, local officials, and metropolitan planning organizations, consists of roadways important to the nation's economy, defense, and mobility, including the Interstate System; Other Principal Arterials; Strategic Highway Network (STRAHNET), Major Strategic Highway Network Connectors, and Intermodal Connectors subsystems;

net damages - the amount that is arrived at by deducting special benefits from damages;

Nichols on Eminent Domain - the industry-standard resources for eminent domain practices, procedures, facts, analysis, and case law for all U.S. jurisdictions, subscription maintained by the Statewide Real Estate/ROW Group and LAW;

non-compensable damages - items of property damage that are excluded from payment by State or Federal rules;

nonconforming appraisal - an appraisal that is not in conformance with the standards for appraisals set out in this manual;

nonconforming junkyard - a junkyard that was lawfully established, but that does not comply with the provisions of State statutes or regulations passed at a later date or that later fails to comply with State statutes or regulations due to changed conditions; an example of changed conditions would be a junkyard lawfully in existence in an area that at a later date becomes nonindustrial and thus subject to control or a junkyard established on a non-primary highway later upgraded to a primary highway; illegally established or maintained junkyards are not nonconforming junkyards; a nonconforming junkyard may continue if it is not abandoned, destroyed, or voluntarily

discontinued; if a junkyard is abandoned, destroyed, or voluntarily discontinued for six months or more, it becomes subject to laws applicable to a new junkyard;

nonconforming use - a property usage that does not conform to zoning;

nonparticipating funds - expenses on a State-funded or Federally-funded project that are ineligible for reimbursement by the funding agency;

nonprofit organization - an organization that is incorporated under the applicable laws of a State as a nonprofit organization, and exempt from paying Federal income taxes under section 501 of the Internal Revenue Code ([26 USC 501](#)) ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

notice of intent to acquire rehabilitate, and/or demolish — an agency's written communication that is provided to a person to be displaced, including persons required to temporarily move, which clearly sets forth that the agency intends to acquire, rehabilitate, and/or demolish the property. A notice of intent to acquire, rehabilitate, and/or demolish establishes eligibility for relocation assistance prior to the initiation of negotiations and/or prior to the commitment of Federal financial assistance to the activity. (*See § 24.2(a)*);

NTP (Notice to Proceed) — a DOT&PF contract document that authorizes work on a PSA;

OMB - the State or Federal Office of Management and Budget;

opinion of value - in valuation, an adequately supported and documented opinion based upon analysis of market data by a qualified appraiser; a preliminary opinion of the cost of doing specified work, *formerly "estimate" or "estimate of value"*;

order of dismissal - a court-ordered dismissal of a condemnation action;

order of possession and entry - a court order that vests title to property in a condemnation action;

orderly liquidation value - value for removal or salvage;

oversight agreement (Stewardship and Oversight Agreement Between the Federal Highway Administration (FHWA) Alaska Division and the Alaska Department of Transportation & Public Facilities) - an agreement between FHWA and

DOT&PF that sets out the responsibilities that DOT&PF will assume on behalf of FHWA under Title 23 for design, plans, specifications, estimates, ROW certification statements, contract awards, and final inspection of projects

(<https://dot.alaska.gov/stwddes/dcsaboutus/resources.shtml>);

owner - the holder of a legal or equitable title interest or leasehold interest;

owner of a dwelling - a person who is considered to have met the requirement to own a dwelling if the person purchases or holds any of the following interests in real property:

- (i) Fee title, a life estate, a land contract, a 99-year lease, or a lease, including any options for extension, with at least 50 years to run from the date of acquisition; or
- (ii) An interest in a cooperative housing project that includes the right to occupy a dwelling; or
- (iii) A contract to purchase any of the interests or estates described in this section; or
- (iv) Any other interest, including a partial interest, which in the judgment of the agency warrants consideration as ownership ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

parcel - a defined area of real estate from which some right of interest must be acquired for a particular project in order to satisfy all State or Federal requirements. After the area of the parcel has been determined, the type of title needed by the agency is determined and the acquisition is designated as one of the following:

- **parcel** - indicates an acquisition in fee title. The instrument is recorded;
- **easement** - indicates the agency will have some acquired use of the property, but less than full title. The instrument is recorded;
- **tract** - indicates a fee title (usually) acquisition for airport projects. The instrument is recorded;
- **temporary construction permit** - for an area to be used during construction of a project and is of mutual benefit to the owner and the agency. After completion of construction, use of the property reverts to the original owner. No recording is necessary; and

- temporary construction easement - for an area needed by the agency for construction of a project, but the agency does not require title to the property after construction. The instrument is usually recorded.

parcel plat - a drawing of a property that shows physical details;

parcel file - the official file that contains all documents pertaining to a particular parcel on a project;

parcel review report - the report prepared by the Pre-Audit Agent to ensure that all documentation is present and in agreement before transmitting payment to the owner;

parkland - publicly-owned park or recreation area;

partial acquisition - the acquisition of less than an entire property;

participating funds - an expense on a Federally-funded project that is eligible for reimbursement by the funding agency;

PDA - Project Development Authorization, an authorization form that establishes or revises funding for a project;

permanent document file - the file containing all property transfer documents that are to be retained permanently under the Alaska's records retention laws;

perpetual easement - an easement that remains affixed permanently to a property;

person - any individual, family, partnership, corporation, or association ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

personal improvement - non-real property items on a property, such as a mobile home, trade fixtures, etc.

personal property - identifiable portable and tangible objects that are considered by the general public as being "personal"; generally, and with exceptions, items remain personal property if they can be removed without serious injury to the real property or to the item itself; if doubt exists, contact LAW, see also fixture;

Phase 2 - for funding purposes, the phase of a project when project design is completed;

Phase 3 - for funding purposes, the phase of a project when the project property acquisition is complete;

pink sheet (obsolete) - Adjustment to an Approved Appraisal for Minor Change or Addition ([Form 25A-R415](#));

plans-in-hand inspection - a team review of project plans, generally onsite;

plot plan - parcel plat;

Pre-Construction Engineer - the person in the Regional DOT&PF position that supervises project activities from design to construction;

preliminary engineering - a phase of project development that may include reconnaissance, environmental documentation, design, and development;

pre-trial settlement report and recommendation - a document prepared by LAW on parcels that have been referred to that agency for condemnation action;

primary highway system - the principal State Highway System before establishment of the National Highway System;

program or project - any activity or series of activities undertaken by a Federal agency or with Federal financial assistance received or anticipated in any phase of an undertaking in accordance with the Federal funding agency guidelines ([49 CFR 24.2\(a\)](#) effective June 3, 2024). As used in [49 CFR 24.103](#), the term means an undertaking which is planned, designed, and intended to operate as a unit.

Project and Market Data Book - a compilation of comparable sales data used to appraise properties on a project;

project certification - a formal statement that all ROW for a project has been acquired or is accounted for, and all persons and businesses have been relocated, and is free and clear of all encroachments;

Project Development Authorization (PDA) - an authorization form that establishes or revises funding for a project;

Project Engineer - the agency engineer in charge of constructing a project;

project enhancement - an increase in real estate values in advance of acquisition that is created by knowledge of a pending public improvement;

protective buying – purchasing a parcel to prevent imminent development and increased costs for a future project, preserving a corridor for a future highway location, or providing access management; one example of advance acquisition;

Property Management Unit - the ROW unit that is responsible for property acquired for a project before construction of a project, managing encroachments and permits after a project is completed, and for property that is in excess of project needs;

PSA (professional services contract) - a contract with a private contractor to perform ROW activities for the agency;

public facility - a facility owned by the State of Alaska;

purchase voucher - the means by which payment is made for acquired ROW;

quarterly condemnation report - a document prepared by LAW describing the status of parcels involved in condemnation actions;

range of value testimony — expert witness testimony presented at a condemnation hearing by appraisers regarding property values;

real improvement - a structure permanently attached to the land;

real property or real property interest - [23 CFR 710.105](#) (b) defines real property or real property interest as “any interest in land and any improvements thereto, including fee and less-than-fee interests such as: temporary and permanent easements, air or access rights, access control, options, and other contractual rights to acquire an interest in land, rights to control use or development, leases, and licenses, and any other similar action to acquire or preserve ROW for a transportation facility. As used in this part, the terms “real property” and “real property interest” are synonymous unless otherwise specified”;

receive and expend account - an account used by Property Management Unit to handle project revenues and expenditures;

recipient - a non-Federal entity that receives a Federal award directly from a Federal agency to carry out an activity under a Federal program. The recipient is accountable to the Federal funding agency for the use of the funds and for compliance with applicable Federal requirements. The term recipient does not

include subrecipients ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

record of contact - an acquisition or Relocation Agent’s diary for a parcel;

Recorder’s Office - the State of Alaska offices located in the various recording districts where documents affecting real estate are recorded;

recording district – in Alaska, a statewide recording system that consists of 34 districts serviced by 14 recording offices, including three administered by the Alaska Court System;

ROD (Record of Decision) – the formal decision document recorded by FHWA for the public, the ROD signals formal federal approval of an Environmental Impact Statement (EIS) or Environmental Assessment (EA) concerning a proposed highway project and is the final action prior to implementation. The ROD authorizes the respective state transportation agency to proceed with design, land acquisition, and construction based on the availability of funds;

Regional Director – the person authorized by the DOT&PF Commissioner to manage all aspects of DOT&PF activities within their respective region in Alaska;

Regional ROW Chief - the lead ROW Agent or other qualified and duly delegated personnel in charge of their respective regional DOT&PF ROW section;

relinquishment - the conveyance of a portion of a transportation facility from the agency to another government agency for transportation purposes;

Relocation Agent - the ROW Agent with responsibility for relocation activities regarding relocating displaced parties;

relocation benefits - the payments and assistance provided by the agency to individuals and businesses displaced by the acquisition of property for a project;

relocation plan or relocation planning - the advance project plan for how individuals and businesses displaced by a project will be relocated;

remainder - in eminent domain, property remaining in possession of the owner after a partial acquisition;

remainder value - the value of the remaining property as a part of the whole;

remainder value after acquisition - the fair market value of the remaining property after acquisition (as a separate stand-alone parcel, as if cost-to-cure items have been completed);

restrictive covenant - an agreement that restricts the use and occupancy of real estate;

retention value opinion - the salvage and removal value that is established if a property owner wants to keep an improvement, *formerly retention value estimate*;

reverse mortgage (also known as a Home Equity Conversion Mortgage (HECM)) - a first mortgage which provides for future payments to the homeowner based on accumulated equity and which a housing creditor is authorized to make under any Federal law or State constitution, law, or regulation. See 12 USC 1715z-20 for additional information. It is a class of lien generally available to persons 62 years of age or older. Reverse mortgages do not require a monthly mortgage payment and can also be used to access a home's equity. The reverse mortgage becomes due when none of the original borrowers lives in the home, if taxes or insurance become delinquent, or if the property falls into disrepair. - the right to repossess and resume full and sole use and ownership of real property ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

reversionary clause - the right to repossess and resume full and sole use and ownership of real property;

review appraiser – *preferred to “reviewing appraiser”* to emphasize that “review appraiser” is a separate specialty and not just an appraiser who happens to be reviewing an appraisal, a professional appraiser who possesses both appraisal technical abilities and the ability to comprehend and communicate to the appraiser the agency's real property valuation needs, while recognizing and respecting the professional standards to which an appraiser is required to adhere (see Chapters 4 and 5, [49 CFR Appendix-A-to-Part-24 “Section 24.104 Review of appraisals”](#) effective June 3, 2024);

Reviewer Appraiser's Recommendation of Just Compensation (formerly determination) - the minimum amount of just compensation recommended by the review appraiser from their formal review of all available, relevant data and analyses; a report signaling their acceptance or rejection of an appraisal and decision on designating the approved appraisal

upon which the Regional ROW Chief can rely for the basis of their Determination of Just Compensation; DOT&PF's [Form 25A-R505](#) signaling the review appraiser's acceptance or rejection of an appraisal and their decision on designating the approved appraisal upon which the Regional ROW Chief can rely for the basis of their Determination of Just Compensation;

RHP – replacement housing payment ([49 CFR 24.2\(b\)](#) effective June 3, 2024);

right of way (ROW) vs. rights of way – industry-specific terms used to differentiate between the physical noun (a property or location/site “right of way”) versus the rights of use held (“rights of way”); hyphenation is applied only when the terms are used as adjectives (“right-of-way limit”, etc.);

right-of-way (ROW) certification - the statement signed by the Regional ROW Chief before construction, certifying project certification. [23 CFR 710.105](#) (b) defines *ROW use agreement* as “real property interests, defined by an agreement, as evidenced by instruments such as a lease, license, or permit, for use of real property interests for non-highway purposes where the use is in the public interest, consistent with the continued operation, maintenance, and safety of the facility, and such use will not impair the highway or interfere with the free and safe flow of traffic (see also [23 CFR 1.23](#)). These rights may be granted only for a specified period of time because the real property interest may be needed in the future for highway purposes or other purposes eligible for funding under [Title 23, United States Code](#)”;

road dedication - a voluntary gift of private property to be used as a public road;

road transfer - the transfer of ownership of a road from DOT&PF to another government agency;

rural environment - a sparsely populated area where the majority of land is:

- not subdivided;
- located outside corporate city limits; or
- located inside the corporate limits of a city with a population of 5,000 or less;

sales comparison approach - an appraisal method that uses the sales of properties comparable to the subject property;

sale of excess land - the sale of land acquired for a project that is beyond what is needed for project construction;

salvage value - the probable sale price of an item, offered for sale to knowledgeable buyers with the requirement that it be removed from the property at a buyer's expense (i.e., not eligible for relocation assistance). This includes items for re-use as well as items with components that can be re-used or recycled when there is no reasonable prospect of sale except on this basis (49 CFR 24.2(a) effective June 3, 2024);

scope of work (appraisal scope) - a description of the extent of the process of collecting, confirming, and reporting data. The term "scope of work" defines the general parameters of the appraisal. It reflects the needs of the agency and the requirements of Federal and federally assisted program appraisal practice. It should be developed cooperatively by the assigned appraiser and an agency official who is competent to both represent the agency's needs and respect valid appraisal practice. The scope of work statement should include the purpose and/or function of the appraisal, a definition of the estate being appraised, whether it is fair market value, its applicable definition, and the assumptions and limiting conditions affecting the appraisal. It may include parameters for the data search and identification of the technology, including approaches to value, to be used to analyze the data. The scope of work should consider the specific requirements in § 24.103(a)(2)(i) through (v) and address them as appropriate. (49 CFR Appendix-A-to-Part-24 "Section 24.103(a) Appraisal requirements" effective June 3, 2024);

screening - shielding from view;

set-off rule - in eminent domain, the rule governing the "setting off" of special benefits against the part taken or damages; Alaska's rule allows setting off special benefits against damages to the remainder only;

settlement - an agreement with a property owner to sell property to the agency, 23 CFR 710.105 (b) defines settlement as "the result of negotiations based on fair market value in which the amount of just compensation is agreed upon for the purchase of real property or an interest therein. This term includes the following:

(1) An *administrative settlement* is a settlement reached prior to filing a condemnation proceeding

based on value related evidence, administrative consideration, or other factors approved by an authorized agency official.

(2) A *legal settlement* is a settlement reached by an authorized legal representative or a responsible official of the acquiring agency who has the legal power vested in him by State law, after filing a condemnation proceeding, including agreements resulting from mediation and stipulated settlements approved by the court in which the condemnation action had been filed.

(3) A *court settlement* or *court award* is any decision by a court that follows a contested trial or hearing before a jury, commission, judge, or other legal entity having the authority to establish the amount of just compensation for a taking [an acquisition] under the laws of eminent domain";

severance damages - in a partial taking, a decline in the fair market value of the remainder that arises from the taking (severance) and/or construction of the proposed improvement;

shelter – see temporary, daily, or emergency shelter (49 CFR 24.2(a) effective June 3, 2024);

small business - a business having not more than 500 employees working at the site being acquired or displaced by a program or project, which site is the location of economic activity. Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business for purposes of § 24.303 or § 24.304 (49 CFR 24.2(a) effective June 3, 2024);

special benefits - benefits that are specific to the property remaining after a partial taking, and not generally benefiting other properties on the project;

specialty report - an appraisal report requiring technical expertise for an uncommon property;

split estate lands - where different people own rights to a property, such as one owning the surface rights and another owning the subsurface rights;

SOS (statement of services) - a portion of a PSA with a private contractor specifying the scope of work and tasks that may be authorized by NTP;

State - any of the several States of the United States or the District of Columbia, the Commonwealth of

Puerto Rico, any territory or possession of the United States, or a political subdivision of any of these jurisdictions ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

Statewide Real Estate/ROW Chief - the person who is in charge of the DOT&PF Statewide Real Estate/ROW headquarters office who oversees the Statewide Appraisal and Review Group separate from negotiators and acquisition agents;

Statewide Transportation Improvement Program (STIP) - DOT&PF's four-year plan for initiating Federal-aid highway project activities, by phase, for a given year;

statutory designated program receipts - money received by DOT&PF that is covered by a specific Alaska statute governing that money;

stipulated settlement - an acquisition made by LAW before going to trial;

STURAA – Surface Transportation and Uniform Relocation Assistance Act of 1987 ([49 CFR 24.2\(b\)](#) effective June 3, 2024);

subject - the property being appraised;

subrecipient - a government agency or legal entity that enters into an agreement with a recipient to carry out part or all of the activity funded by Federal program grant funds. A subrecipient is accountable to the recipient for the use of the funds and for compliance with applicable Federal requirements ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

subsurface easement - the right to use the property below the land surface;

surplus land - land that is not currently needed to support the existing improvement but cannot be separated from the property and sold. Surplus land does not have an independent highest and best use and may or may not contribute to the improved parcel, see also excess land for differentiation of terms;

Surplus Property Transfer - a means of disposing of property that is excess to the project needs;

take or taking (obsolete) - *not preferred, replaced with “acquisition” (n.) and “acquire” (v.)*;

Tax Identification Number (TIN) - a number assigned by the IRS and used to identify a person receiving some type of payment; often the person's Social Security number;

Technology Transfer Section (T2) - DOT&PF's section that is responsible for coordinating training for the department, contractors, and local agencies;

temporary, daily, or emergency shelter (shelter) - means any facility, the primary purpose of which is to provide a person with a temporary overnight shelter which does not allow prolonged or guaranteed occupancy. A shelter typically requires the occupants to remove their personal property and themselves from the premises on a daily basis, offers no guarantee of reentry in the evening, and in most cases does not meet the definition of dwelling as used in this part ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

tenant - a person who has the temporary use and occupancy of real property owned by another- ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

Tentative Approval (TA) - passes title of land from BLM to the State prior to cadastral survey. This gives the State full management authority of the land. Once surveyed, the deed is issued as a Quit Claim Deed;

third-party interest - any person other than a tenant or owner who holds an interest in real property;

title examiner - a person who determines ownership of property;

title report - also referred to as a title opinion, title search, or title search report; the report of a title examiner;

transitional slope - the change from the original ground level to the built-up area of a project;

Transportation Attorney - an Assistant Attorney General at LAW assigned to assist DOT&PF with transportation matters, the agency's legal counsel;

transportation enhancement activity or site - an activity or site covered by the Transportation Enhancement program for the purpose of preserving and enhancing significant natural and cultural resources and transportation decisions; eligible activities include land acquisition, construction, and certain non-construction costs; categories are:

1. facilities for bicycles and pedestrians;
2. acquisition of scenic easements and scenic or historic sites;
3. scenic or historic highway programs;
4. landscaping and other scenic beautification;

5. historic preservation;
6. rehabilitation and operation of historic transportation buildings, structures or facilities, including historic railroad facilities and canals;
7. reservation of abandoned railway corridors, including conversion and use for pedestrian and bicycle trails;
8. control and removal of outdoor advertising;
9. archaeological planning and research;
10. mitigation of water pollution due to highway runoff or vehicle caused wildlife mortality while maintaining habitat connectivity;
11. provision of safety and education activities for pedestrians and bicyclists; and
12. establishment of transportation museums;

trial de novo - a new trial;

trial report - a document prepared by LAW after a condemnation trial;

trustee deed - a deed from BIA as trustee for a Native American allottee;

UA or URA – Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, see Uniform Act ([49 CFR 24.2\(a\)](#) and [§ 24.2\(b\)](#) effective June 3, 2024);

UASFLA (Uniform Appraisal Standards for Federal Land Acquisitions) aka “Yellow Book” - the U.S. Federal standards for appraisals performed in connection with most Federal land acquisitions, exchanges, and/or dispensations. These standards are jointly published by The Appraisal Foundation and the U.S. Department of Justice (DOJ). UASFLA may be obtained online from the Appraisal Foundation at <https://appraisalfoundation.org>, used only in certain circumstances in Alaska;

uneconomic remnant - a piece of real property in which the owner is left with an interest after the partial acquisition of the owners' property, and which the agency has determined has little or no value or utility to the owner after a partial acquisition ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

Uniform Act or Act - Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Pub. L. 91-646, 84 Stat. 1894; [42 USC 4601 et seq.](#))

and -amendments thereto ([49 CFR 24](#) effective June 3, 2024);

unlawful occupant - a person who occupies without property right, title, or payment of rent, or a person legally evicted, with no legal rights to occupy the property under State law. An agency, at its discretion, may consider such person to be in lawful occupancy for the purpose of determining eligibility for assistance under the Uniform Act ([49 CFR 24.2\(a\)](#) and [§ 24.2\(b\)](#) effective June 3, 2024);

unzoned industrial area - the land occupied by the regularly used building, parking lot, storage or processing area of an industrial activity, and that land within 1,000 feet thereof that is:

1. located on the same side of the highway as the principal part of said activity;
2. not predominately used for residential or commercial purposes; and
3. not zoned by State or local law, regulation or ordinance.

U.S. (United States) – the country composed of 50 States, the District of Columbia, the Commonwealth of Puerto Rico, and various territories and possessions held thereby, also referred to as the United States of America, United States, US, U.S.A., USA;

USC – United States Code; the Code of Laws of the United States of America (also sometimes abbreviated to Code of Laws of the United States, United States Code, U.S. Code, U.S.C., or USC), the official compilation and codification of the general and permanent Federal statutes of the United States. The USC is searchable online at <http://uscode.house.gov/search/criteria.php>;

USCIS – U.S. Citizenship and Immigration Services ([49 CFR 24.2\(b\)](#) effective June 3, 2024);

USFS - U.S. Forest Service, Department of Agriculture, U.S. Department of Agriculture;

USFWS – U.S. Fish and Wildlife Service, U.S. Department of the Interior;

USPAP (Uniform Standards of Professional Appraisal Practice) - the generally recognized ethical and performance standards for the appraisal profession in the United States. Adopted by Congress in 1989 and updated every two years, USPAP contains standards for all types of appraisal services including

real estate, personal property, business, and mass appraisal. Compliance is required for State-licensed and State-certified appraisers involved in Federally-related real estate transactions. USPAP may be obtained online from the Appraisal Foundation at <https://appraisalfoundation.org>, *see also appraisal requirements*;

utility costs - expenses for electricity, gas, other heating and cooking fuels, water, and sewer ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

utility facility –

- (i) Any line, facility, or system for producing, transporting, transmitting, or distributing communications, cable, television, power, electricity, light, heat, gas, gas, oil, crude products, water, steam, waste, storm water not connected with highway drainage, or any other similar commodity, including any fire or police signal system or street lighting system, which directly or indirectly serves the public; any fixtures, equipment, or other property associated with the operation, maintenance, or repair of any such system. A utility facility may be publicly, privately, or cooperatively owned.
- (ii) The term shall also mean the utility company including any substantially owned or controlled subsidiary. For the purposes of this part the term includes those utility-type facilities which are owned or leased by a government agency for its own use or otherwise dedicated solely to Governmental use. The term utility includes those facilities used solely by the utility which are part of its operating plant ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

utility relocation - the adjustment of a utility facility required by the program or project undertaken by the agency. It includes removing and reinstalling the facility, including necessary temporary facilities; necessary right-of-way on a new location; moving, rearranging or changing the type of existing facilities; and taking any necessary safety and protective measures. It shall also mean constructing a replacement facility that has the functional equivalency of the existing facility and is necessary for the continued operation of the utility service, the project economy, or sequence of project construction ([49 CFR 24.2\(a\)](#) effective June 3, 2024);

valuation - the opinion of value as the basis for the amount believed to be just compensation;

valuation report – a property valuation document not necessarily consistent with USPAP, *see also waiver valuation and appraisal*,

value indicator - an item that suggests the worth of something;

value premise - in appraisal, one of three industry-standard approaches to value: the cost approach, the income approach, and the market approach;

voluntary transaction - a person is considered not to be displaced who voluntarily sells property if all of the following conditions are present:

1. no specific site or property needs to be acquired, although the agency may limit its search for alternative sites to a general geographic area; if the agency wishes to purchase more than one site within an area, all owners are to be treated similarly;
2. the property to be acquired is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits;
3. the agency will not acquire the property if negotiations fail to result in an amicable agreement, and the owner is so informed; and
4. the agency shall inform the owner of what it believes to be the fair market value of the property.

waiver valuation - the valuation process used and the product produced and the resulting product when the agency determines that an appraisal is not required, pursuant to [§ 24.102\(c\)\(2\)](#) appraisal waiver provisions. Waiver valuations are not appraisals as defined by the Uniform Act and this part ([49 CFR 24.2\(a\)](#) effective June 3, 2024), *distinguished from appraisal and the definition of appraisal in USPAP*;

“Yellow Book” – *see UASFLA (Uniform Appraisal Standards for Federal Land Acquisitions)*.

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