

Land Acquisition and Relocation Process

Presented by:

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Services**



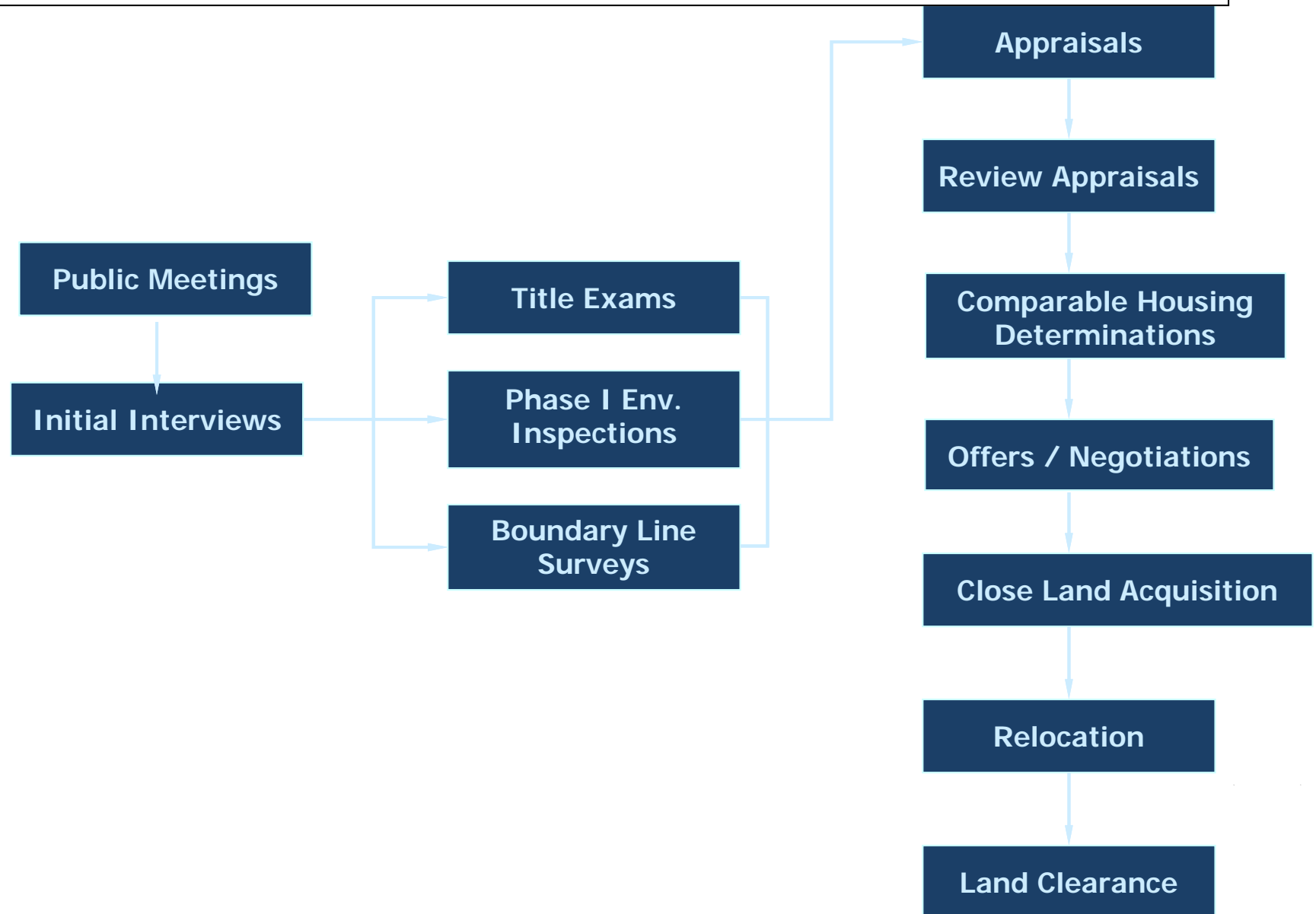
Improving Your Community

Land Acquisition/Relocation

Uniform Relocation Act (URA) 49 CFR Part 24

Uniform Relocation Assistance and Real
Property Acquisition for Federal and
Federally-Assisted Programs; Final Rule
January 4, 2005

Land Acquisition Program Process



Land Acquisition/Relocation

Initial Interviews

- **Onsite Discussions Of Program w/Property Owner**
- **Provide Brochure –**
 - “Land Acquisition For Public Airports”
 - Property Owner Sign For Receipt For Brochure
- **Right of Entry Form**
- **Answer Property Owner Questions**
- **Initiate Preliminary Services**



Land Acquisition/Relocation Brochure



LAND ACQUISITION FOR PUBLIC AIRPORTS

*How and why
your Local Government
Acquires Real Property
for Public Airports*

U.S. DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION

Introduction

Whenever feasible in constructing or expanding an airport the Federal Aviation Administration (FAA) encourages the airport owner to use its existing owned land. However in the event that additional land is necessary for project purposes private property may be acquired. This brochure provides general information to persons who own or rent real property that is to be acquired for airport development or noise compatibility projects that receive Federal financial assistance. Persons required to move from property due to a project acquisition are considered to be displaced persons and may be eligible for certain benefits and assistance to relocate from acquired

Land Acquisition/Relocation

Preliminary Services

- **Title Exams / Owner verifications**
- **Phase I Environmental Inspections**
- **Boundary Line Surveys**
- **Appraisals**
- **Review Appraisals**
- **Comparable Housing Determinations**



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PROGRAM BENEFITS

- **Fair Market Value (FMV)**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

- **Relocation Assistance**

a) Owner Occupant - ***Maximum \$31,000.00.***

b) Tenant Occupant - ***Maximum \$7,200.00.***

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Establishing FMV

- **Appraiser's Opinion**
- **Review Appraiser's Opinion**
- **Written Offer To Property Owner**
- **Decisions**
 - Accept The FMV Offer
 - Counter Offer w/Support
- **Agency Accepts Or Denies Counter Offer**
 - Agency Accepts (Administrative Settlement)
 - Agency Denies (Eminent Domain)



Land Acquisition/Relocation

Owner Occupant **RELOCATION BENEFITS**

- **Eligibility**
90 Day Owner Occupant
- **Price Differential Payment**
- **Closing Costs**
- **Mortgage Differential Payment**
- **Moving Expenses**



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Owner Occupant **RELOCATION BENEFITS**

- **Price Differential Payment**

The difference between the Cost of Comparable Housing and Fair Market Value.

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Price Differential Payment

Example:

Cost of Comparable Housing	\$50,000.00
Fair Market Value	<u>- 40,000.00</u>

Price Differential Payment \$10,000.00

- Receipt of the entire amount, \$50,000 in this example, is dependent upon the purchase of a decent, safe and sanitary replacement home of \$50,000.00 or more.
- You may purchase any property you desire, so long as you spend the entire amount, \$50,000 in this example.
- In this example, if you purchase a property for \$48,000, then your Price Differential Payment would only be \$8,000 (you must spend it to get it).

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Owner Occupant **RELOCATION BENEFITS**

- **Closing Costs**

All reasonable closing costs necessary on the purchase of a replacement home.

(Certain closing costs may not be eligible if a homeowner obtains a mortgage for the purchase of a replacement house, if they did not have a mortgage on the acquired dwelling.)

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Owner Occupant **RELOCATION BENEFITS**

- **Mortgage Differential Payment**

The difference between the existing interest rate and the new interest rate amortized for the remaining term of the existing loan.

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Owner Occupant **RELOCATION BENEFITS**

- **Moving Costs**

- a) **Fixed**

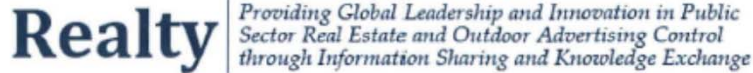
- Based on room schedule.*

- b) **Commercial**

- Based on the lowest bid from two commercial moving companies.*



Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended FIXED MOVING COST SCHEDULE



Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Fixed Residential Moving Cost Schedule 2015 was published in the [Federal Register/Notices on Wednesday, July 24, 2015](#).

The provisions of the notice are **effective August 24, 2015** or on such earlier date as an agency elects to begin operating under this schedule.

Also available as [Adobe PDF \(203 KB\)](#) for printing. To view PDF files, you need the [Acrobat® Reader®](#).

The payments listed in the table below apply on a state-by-state basis. Two exceptions and limitations apply to all States and Territories. Payment is limited to \$100.00 if either of the following conditions apply:

- (a) A person has minimal possessions and occupies a dormitory style room, or
- (b) A person's residential move is performed by an agency at no cost to the person .

Effective August 24, 2015

State	Occupant Owns Furniture									Occupant does not own furniture		
	Number of Rooms of Furniture									Add'l room	1 room/ no furn.	Add'l room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms				
Alabama	800	800	1000	1200	1400	1600	1800	2100	200	400	50	
Alaska	700	900	1125	1350	1550	1725	1900	2075	300	500	200	
American Samoa	282	395	568	821	706	790	875	960	85	226	28	
Arizona	700	800	960	1000	1160	1200	1300	1400	100	395	60	
Arkansas	550	825	1100	1350	1600	1825	2050	2275	200	300	70	
California	725	930	1165	1375	1665	1925	2215	2505	265	475	80	
Colorado	675	895	1115	1270	1425	1580	1735	1890	155	385	55	
Connecticut	620	818	1090	1180	1425	1670	1918	2150	150	225	60	
Delaware	500	710	880	1110	1360	1610	1900	2170	160	400	60	
District of Columbia	600	1000	1290	1500	1760	1990	2190	2300	200	560	100	
Florida	750	800	1075	1250	1480	1558	1638	1850	300	500	150	
Georgia	800	875	1300	1600	1875	2125	2325	2525	200	375	100	
Guam	400	650	1300	1600	1900	2150	2400	2650	200	300	150	
Hawaii	600	650	1300	1600	1900	2150	2400	2650	200	300	150	
Idaho	600	800	1000	1200	1400	1600	1800	2000	200	250	100	



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Summary of Benefits Owner Occupant (*Example only*)

Market Value	\$40,000.00
Price Differential Payment	\$10,000.00
Closing Costs	\$ 1,500.00
Moving Costs	<u>\$ 1,000.00</u>
Total Benefit	\$52,500.00

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Tenant Occupant **RELOCATION BENEFITS**

Eligibility

- *The Owner **must** sell the property in order for a Tenant to be eligible to participate.*
- *The Tenant **must** have occupied the property 90 days prior to the initiation of negotiations in order to receive **all** benefits.*

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Tenant Occupant **RELOCATION BENEFITS**

- **Rent Supplement Payment**
- **Moving Expenses**
(Same benefit as an Owner Occupant.)

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Tenant Occupant **RELOCATION BENEFITS**

- **Rent Supplement Payment**

The difference between the cost to rent a replacement dwelling and the cost to rent the existing dwelling for a period of forty-two (42) months.

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Rent Supplement Payment

Maximum \$7,200.00

Example:

Cost of Comparable Housing (rent)	\$	300.00
Existing Rent Rate	-	<u>200.00</u>
Rent Differential	\$	100.00
42 months	x	<u>42</u>
Rent Supplement Payment		\$4,200.00

(Receipt of the entire amount is dependent upon the rental of a decent, safe and sanitary replacement dwelling for \$300.00 per month or more and a one-year lease agreement.)

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Tenant Occupant **RELOCATION BENEFITS**

- **Down Payment Assistance**

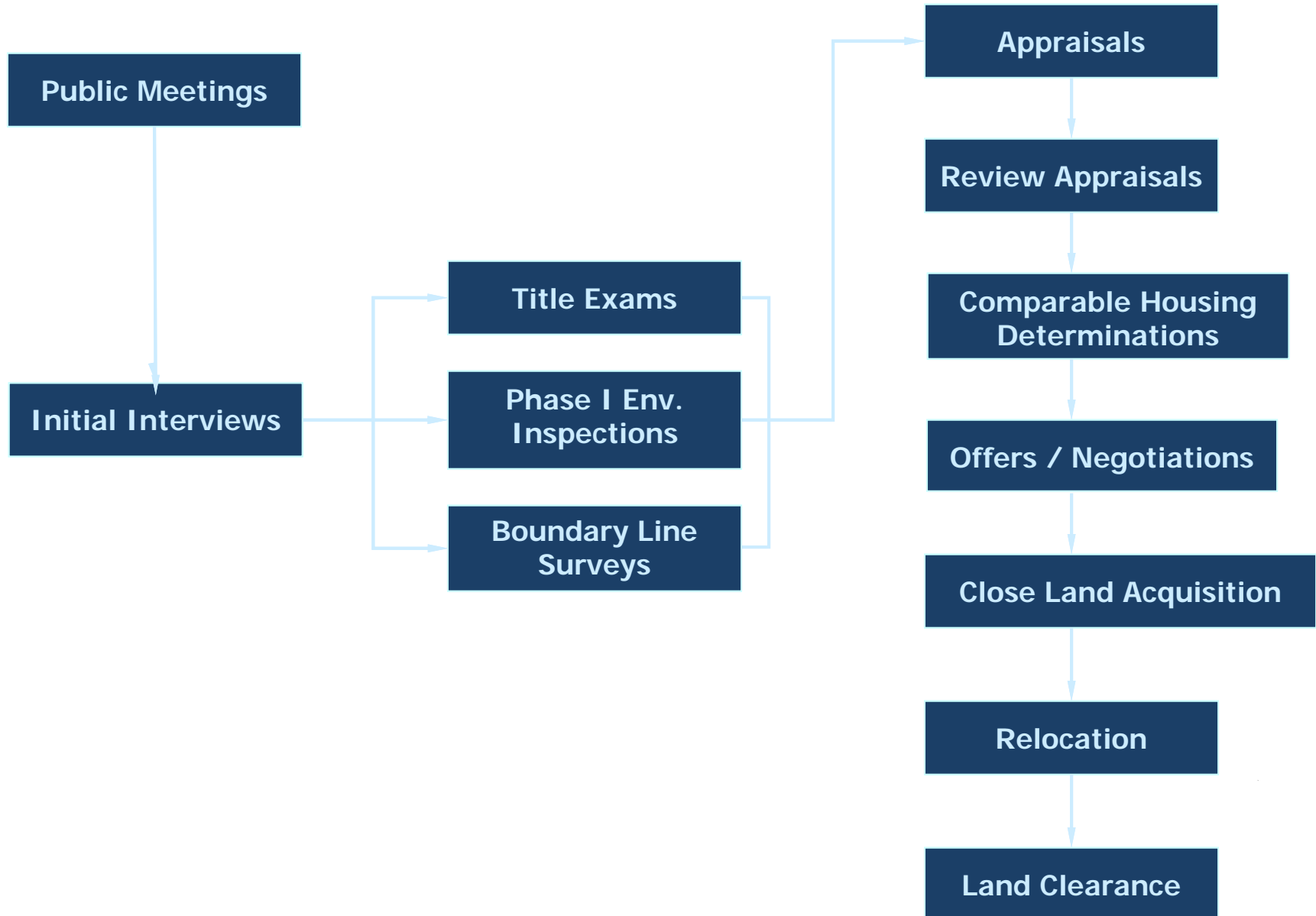
*Should a Tenant elect to purchase a replacement dwelling, the maximum benefit of \$7,200.00 can be applied to the down payment and/or closing costs. The entire amount **must be spent** in order to receive the full benefit amount.*

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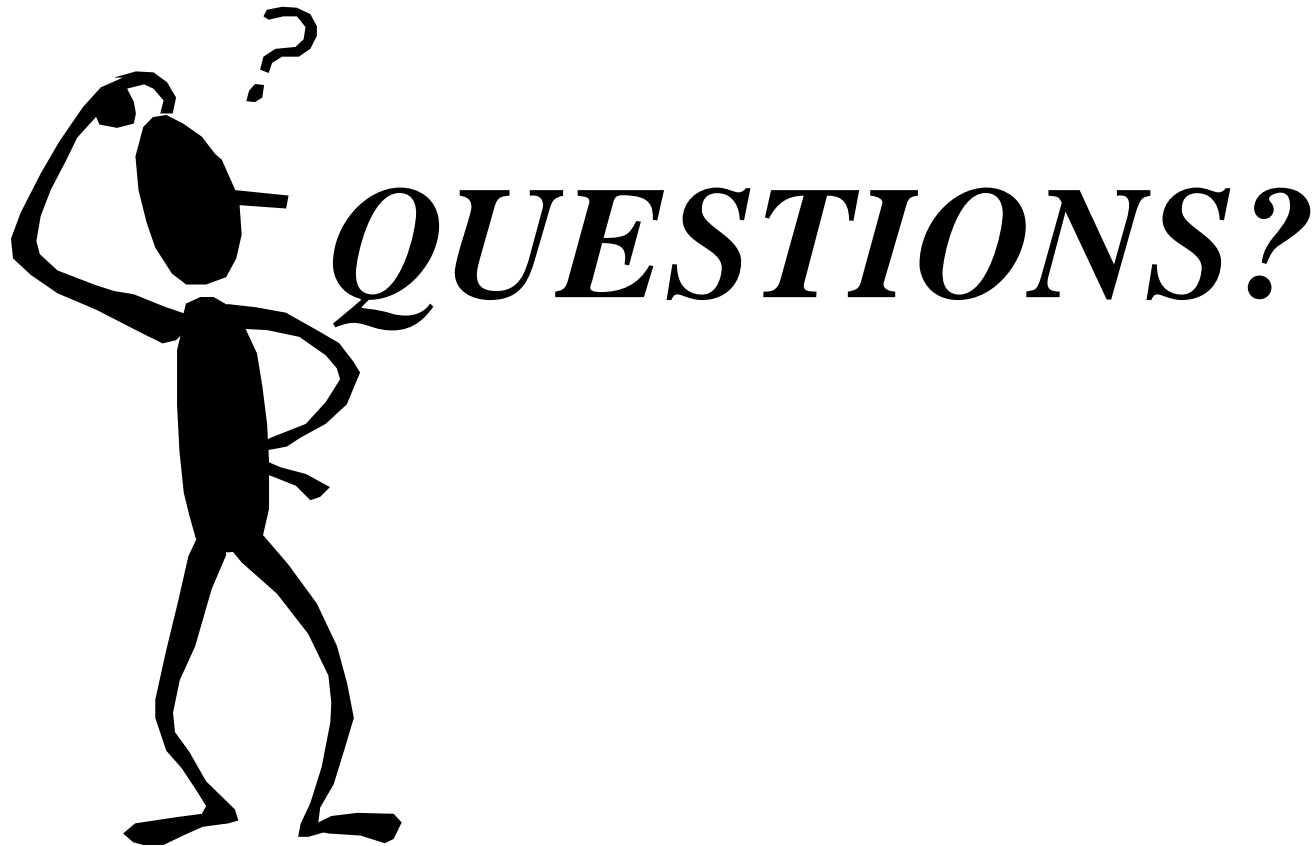
Summary of Benefits Tenant Occupant (*Example only*)

Rent Supplement Payment	\$4,200.00
Moving Costs	<u>\$1,050.00</u>
Total Benefit	\$5,250.00

Land Acquisition Program Process



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**THANK
YOU**