



Transmittal Number PT 12-052	Date June 2012
Publication Title / Publication Number <i>Right of Way Manual M 26-01.07</i>	
Originating Organization Environmental and Engineering Programs, Real Estate Services	

Remarks and Instructions

The complete manual, revision packages, and individual chapters can be accessed at www.wsdot.wa.gov/publications/manuals/m26-01.htm.

Please contact Dianna Nausley at 360-705-7329 or nausled@wsdot.wa.gov with comments, questions, or suggestions for improvement to the manual.

For printed manuals, page numbers indicating portions of the manual that are to be removed and inserted are shown below.

Chapter	Remove Pages	Insert Pages
Title Page	i – ii	i – ii
Contents		xvii – xviii
Chapter 17 Project Certification		17-1 – 17-72

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Approved By Terry Meara	Signature /s/
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**Washington State
Department of Transportation**

Right of Way Manual

M 26-01.07

June 2012

Project Development Division

Real Estate Services

Americans with Disabilities Act (ADA) Information

Materials can be provided in alternative formats by calling the ADA Compliance Manager at 360-705-7097. Persons who are deaf or hard of hearing may contact that number via the Washington Relay Service at 7-1-1.

Title VI Notice to the Public

It is Washington State Department of Transportation (WSDOT) policy to ensure no person shall, on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his/her Title VI protection has been violated may file a complaint with WSDOT's Office of Equal Opportunity (OEO). For Title VI complaint forms and advice, please contact OEO's Title VI Coordinator at 360-705-7082 or 509-324-6018.

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	Page
Chapter 17 Project Certification	17-1
17-1 Acronyms	17-1
17-2 Purpose	17-1
17-3 Authority	17-2
17-4 References	17-2
17-5 Training	17-2
17-6 Forms	17-2
RES-383 WSDOT No Right of Way Certificate	
RES-384 WSDOT Certificate 1, No Relocation	
RES-385 WSDOT Certificate 1, Residential Relocation	
RES-386 WSDOT Certificate 1, Non-Residential Relocation	
RES-387 WSDOT Certificate 1, Combination of Relocation Types	
RES-388 WSDOT Certificate 2, No Relocation	
RES-389 WSDOT Certificate 2, Residential Relocation	
RES-390 WSDOT Certificate 2, Non-Residential Relocation	
RES-391 WSDOT Certificate 2, Combination of Relocation Types	
RES-392 WSDOT Certificate 3, No Relocation	
RES-393 WSDOT Certificate 3, Residential Relocation	
RES-394 WSDOT Certificate 3, Non-Residential Relocation	
RES-395 WSDOT Certificate 3, Combination of Relocation Types	
RES-397 WSDOT Certification Worksheet – State	
RES-398 WSDOT Certification Worksheet – Design Build	
RES-399 WSDOT Certification Concurrence Letter	
LPA-383 LPA No Right of Way Certificate	
LPA-384 LPA Certificate 1, No Relocation	
LPA-385 LPA Certificate 1, Residential Relocation	
LPA-386 LPA Certificate 1, Non-Residential Relocation	
LPA-387 LPA Certificate 1, Combination of Relocation Types	
LPA-388 LPA Certificate 2, No Relocation	
LPA-389 LPA Certificate 2, Residential Relocation	
LPA-390 LPA Certificate 2, Non-Residential Relocation	
LPA-391 LPA Certificate 2, Combination of Relocation Types	
LPA-392 LPA Certificate 3, No Relocation	
LPA-393 LPA Certificate 3, Residential Relocation	
LPA-394 LPA Certificate 3, Non-Residential Relocation	
LPA-395 LPA Certificate 3, Combination of Relocation Types	
LPA-397 LPA Certification Worksheet	
LPA-398 LPA Certification Worksheet – Design Build	
LPA-399 LPA Certification Concurrence Letter	
17-7 Definitions	17-3
17-8 General	17-4
17-9 Policy	17-5
17-10 Procedures	17-7

17-1	Acronyms
17-2	Purpose
17-3	Authority
17-4	References
17-5	Training
17-6	Forms
17-7	Definitions
17-8	General
17-9	Policy
17-10	Procedures

17-1 Acronyms

DSS – decent, safe, and sanitary

H&LP – Highways and Local Programs

LAC – Local Agency Coordinator

LAG Manual – *Local Agency Guidelines* M 36-63

LAPM – Local Agency Program Manager

NEPA – National Environmental Policy Act

PPO – personal property only

PS&E – Plans, Specifications, and Estimates

QA – quality assurance

QC – quality control

RESM – Region Real Estate Services Manager

R/W – right of way

TCE – temporary construction easement

Uniform Act – Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended

17-2 Purpose

This chapter explains the requirements and conditions to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. This chapter is to be used by the Washington State Department of Transportation (WSDOT) and local agencies for preparation of right of way project certifications.

17-3 Authority

23 Code of Federal Regulations 635.309(b), (c), (g), (h), (l), (p), 710.311, and 710.313

23 Code of Federal Regulations 1.23, 636, 710.201(e), 710.601, 710.501, and 771.113(d)(4)

49 Code of Federal Regulations 24.601, 602, and 603

[WAC 468-100-601, 602, 603](#)

17-4 References

Local Agency Guidelines M 36-63

Environmental Procedures Manual M 31-11

Construction Manual M 41-01

17-5 Training

Instructor-led web-based training is available. This training is required for WSDOT RES Supervisors, RESMs, LACs, and any staff involved in certification of projects. This training is recommended for project engineers, project development engineers, and project managers. This training will be made available to consultants and local agencies.

17-6 Forms

WSDOT RES Forms

RES-383	No Right of Way Certificate
RES-384	Certificate 1, No Relocation
RES-385	Certificate 1, Residential Relocation
RES-386	Certificate 1, Non-Residential Relocation
RES-387	Certificate 1, Combination of Relocation Types
RES-388	Certificate 2, No Relocation
RES-389	Certificate 2, Residential Relocation
RES-390	Certificate 2, Non-Residential Relocation
RES-391	Certificate 2, Combination of Relocation Types
RES-392	Certificate 3, No Relocation
RES-393	Certificate 3, Residential Relocation
RES-394	Certificate 3, Non-Residential Relocation
RES-395	Certificate 3, Combination of Relocation Types
Under Construction	Certificate 3, Design Build Phased
RES-397	Certification Worksheet – State
RES-398	Certification Worksheet – Design Build
RES-399	WSDOT Certification Concurrence Letter

Local Agency LPA Forms

No Right of Way Certificate	LPA-383
Certificate 1, No Relocation	LPA-384
Certificate 1, Residential Relocation	LPA-385
Certificate 1, Non-Residential Relocation	LPA-386
Certificate 1, Combination of Relocation Types	LPA-387
Certificate 2, No Relocation	LPA-388
Certificate 2, Residential Relocation	LPA-389
Certificate 2, Non-Residential Relocation	LPA-390
Certificate 2, Combination of Relocation Types	LPA-391
Certificate 3, No Relocation	LPA-392
Certificate 3, Residential Relocation	LPA-393
Certificate 3, Non-Residential Relocation	LPA-394
Certificate 3, Combination of Relocation Types	LPA-395
Certificate 3, Design Build Phased	Under Construction
Certification Worksheet	LPA-397
Certification Worksheet – Design Build	LPA-398
LPA Certification Concurrence Letter	LPA-399

17-7 Definitions

Certificate – R/W certificate document whereby WSDOT or WSDOT’s concurrence with the local agency certificate ensures relocation has been addressed and possession has been obtained of all property rights needed to construct, operate, and maintain a project.

Combination of Relocation Types – This is when there is more than one type of relocation on a project. Specifically, this is when there is some combination of residential and non-residential relocation, including PPO. This type of relocation is project-wide, not parcel specific.

Non-Residential Relocation – Relocation/displacement of businesses, farms, and nonprofit organizations. PPO relocations are usually treated as non-residential relocations because they do not require DSS assurances.

Residential Relocation – Relocation/displacement of individuals and families from a dwelling.

Sufficient Property Rights – Per 23 CFR 1.23 and 710.201(e), the real property interest acquired for federal aid projects by the acquiring agency must be adequate for the construction, operation, and maintenance of the resulting facility and for the protection of both the facility and the traveling public. For instance, if there is a highway embankment, the acquiring agency must acquire permanent property rights for the slope area, since the slope area is integral to the structural integrity of the roadbed.

The acquiring agency must acquire any property needed for mitigation and any staging areas required by the NEPA document in the certification. This also means R/W shown as needed on the PS&E, not just the R/W plan, needs to be certified.

For property that is not permanently needed for the project, but is necessary for construction of the project, temporary construction easements, leases, license agreements, permits, and/or rights of entry may be appropriate. See Chapter 6 for appropriate use of these instruments.

WSDOT normally acquires fee simple title for R/W and limited access. This policy should be considered by local agencies. There are instances where something less than full fee acquisition is sufficient, such as when the property is owned by the federal or state government, railroads, and Indian Nations or if it is only needed to construct the project (e.g., temporary construction easements or driveway reconnect permits).

Right of Entry – A personal right that gives the agency the right to perform certain tasks or work defined within the document. If a right of entry is proposed for construction activities, it should only be used in emergency situations (slides, floods, culverts) or when the property is owned by another state or local agency and additional time is needed to get through their process.

Uniform Act – This is the federal statute that sets forth the requirements for acquisitions for federal projects.

17-8 General

You have completed the acquisition process for all the parcels needed for the project. This chapter outlines the steps necessary to prepare the certificate. By signing this certificate, you are ensuring that you have followed all of the procedures outlined in previous chapters and/or Chapter 25 of the *Local Agency Guidelines* M 36-63.

Advertisement for projects is the point at which the acquiring agency commits the R/W to the terms of a construction contract. Bids submitted by contractors are based on the acquiring agency's delivery of a clear R/W by the start of construction. If a contractor does not have access to a property because sufficient property rights are not acquired or certain properties remain occupied, damages for delay of work may result and the project may not be completed on schedule.

Federal and state law assures property owners and displaced occupants (residents and owners) of specific rights and protections and the delivery of certain entitlements before possession is taken of the property. The most important of these are:

- Owners must be paid the amount established as just compensation, or the amount deposited in court for their benefit, before the agency takes possession of the property.
- Residential displaced persons must be offered comparable replacement housing that is within their financial means and available for occupancy no less than 90 days before being required to move.

17-9 Policy

The final step in the project development process is to certify the project as clear for construction. The R/W certification is a written statement that summarizes the status of all R/W related matters for a project, and it declares that the acquiring agency has complied with the requirements of statutes and regulations. The certification provides the following information and assurances:

1. Sufficient property rights to construct, operate, and maintain the facility as shown on the PS&E has been acquired. This includes parcels needed for construction purposes only such as a TCEs or permits. If limited access rights need to be acquired, the transaction must be completed prior to certification.
2. The R/W is clear of encroachments and includes the entire R/W, not just the area of the traveled way or project improvements.
3. R/W has been acquired in accordance with the Uniform Act requirements and/or Federal Land Transfer processes.
4. Relocation assistance has been completed in accordance with the Uniform Act and meets the requirements of Chapter 12.
5. Parcel-specific information is provided in the Certification Worksheet
6. Properties acquired in advance of NEPA Clearance (including donations) are identified by parcel number. (This information can take the form of an address or a county tax ID if parcel numbers are not assigned.)

There are two types of certifications which state that sufficient rights have been acquired and the project is ready to be advertised and constructed.

- **Certificate 1 – All R/W Acquired** – All rights have been acquired. All occupants have vacated the R/W and the agency has the right to remove any remaining improvements. [23 CFR 635.309\(c\)\(1\)](#)
- **Certificate 2 – Right to Occupy All R/W** – Trial or appeal of some parcels may be pending and some parcels may have right of entry or possession and use only. All occupants have vacated the R/W and the agency has the right to remove any remaining improvements. [23 CFR 635.309\(c\)\(2\)](#)

In very unusual circumstances and with prior written approval of FHWA, a third type of certification states that some R/W remains to be acquired.

- **Certificate 3 – All R/W Not Acquired** – Acquisition of a few remaining parcels is not complete. All occupants of residences have had replacement housing made available to them in accordance with 49 CFR 24.204. It is recommended to defer/move the ad date in these situations. This type of certification can be used if the agency can adequately explain why certification should take place before acquisition is complete and why it is in the public's interest. The agency ensures that occupants of residences, businesses, farms, or nonprofit organizations who have not yet moved from [23 CFR 635.309\(c\)\(3\)](#)

the R/W are protected against unnecessary inconvenience or coercive action. All unacquired parcels are identified and a realistic date given for completion of acquisition and relocation. An explanation is provided of why the properties are not acquired, how they will be acquired, and when they will be acquired by the given date is also required. Appropriate notification is provided in the project construction bid documents identifying all locations where acquisition is not complete. 23 CFR 635.309(c)(3)

Certificate 3s are followed by a Certificate 1 or 2 when possession of all parcels is obtained.

If construction will start before the project is recertified to a Certificate 1 or 2, WSDOT RES and local agencies make a statement in the PS&E assuring that all occupants of residences, businesses, farms, or nonprofit organizations who have not yet moved from the R/W are protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature. Under this scenario, the acquiring agency designates an official to be the responsible position for monitoring the contractor to ensure that remaining property owners who have not yet moved are protected from unnecessary inconvenience and disproportionate injury or any action coercive in nature. This position (title and individual name) is named in the R/W certificate.

The acquiring agency complies with all conditions in FHWA's written approval.

Additional Certification Information

- An R/W certificate is prepared for all projects where federal funds are used in any phase (PE, R/W, CN) if there is R/W acquisition.
- For projects where the final project definition indicates that no R/W needs to be acquired, no certificate is required. If project scope changes occur after submittal of the final project definition and additional R/W is required, a certificate is submitted following standard procedures.
- If the final project definition indicates that R/W is required but ultimately design does not require additional property or property rights that need to be acquired, a No Right of Way Certificate shall be prepared.

Design Bid Build Certifications

After R/W acquisition has been completed and no later than one month before the federal aid project is to be advertised for contract, the R/W certificate must be submitted to Program Management.

Design Build Certifications

If all of the R/W needed for the project can be certified when the notice to proceed with construction is issued, the regular Certification Worksheet should be used to show the parcel-specific information.

If construction activities are phased/segmented on a design build project and more than one R/W certificate is anticipated, the acquiring agency needs to initiate a meeting with RES HQ and FHWA to propose the construction phases/segments and obtain their formal approval to the proposal.

These construction phases/segments need to be buildable segments (e.g., a bridge, an intersection) where construction of that segment can be completed without needing additional R/W. If phases/segments are used, the construction activities on that phase/segment cannot interfere with the rights of property owners or tenants on the future phases/segments properties/parcels that have not yet been certified.

The decision to advance a R/W segment to the construction stage shall not impair the safety of a roadway that remains open to traffic, including any sidewalk areas. In addition, the decision to advance a segment shall not be coercive in any way with respect to the unacquired or occupied properties on the same or adjacent segments of the project R/W.

With the decision to advance a R/W segment, the acquiring agency must designate an official to be the responsible party for monitoring the contractor to ensure that remaining property owners who have not yet moved are protected from unnecessary inconvenience and disproportionate injury or any action coercive in nature. This party should be named in the R/W certificate.

On design-build projects, no clearing, grading, excavating, or development of any kind may occur prior to completing the environmental review process and receiving notice to proceed with construction. If a parcel for a future segment is certified for limited activities, such as vehicle parking, the certification needs to specifically include language stating that the contractor does not have the right to perform any construction activities until written approval is given by the acquiring agency. In these circumstances, there is a possibility that not all environmental clearances for that specific parcel have been granted, so it is important that the acquiring agency monitors the contractor's activities to ensure that they are only using the property for the approved interim use.

17-10 Procedures

The certification process is the same for both state-funded and federal-funded projects with the exceptions of the steps outlined in the respective sections.

Design-Build – Section reserved. Procedures to be developed.

WSDOT Process

Design Bid Build

Region Review

1. Verify:
 - a. All property and/or property rights have been acquired, including limited access rights, if necessary, as shown on the approved and revised R/W plans.
 - b. All rights necessary to construct, operate, and maintain the facility have been acquired as shown on the PS&E.
 - c. All occupants have vacated, and all eligible persons and occupants of the R/W within the project have been relocated to decent, safe, and sanitary housing or have been offered decent, safe, and sanitary housing.
 - d. All environmental commitments requiring R/W are included in the R/W plan and PS&E.
 - e. Property acquired needing utility agreements are in process or complete on project specific properties.
 - f. All construction memorandums dealing with property rights have been forwarded to the Project Engineer Office.
2. Run IRIS “Parcel Dates Updated” report.
 - a. Verify all entries are completed.
 - i. Region certification clear dates are filled in.
 - ii. Payment available/escrow disbursed entry is filled in (currently located in HQ Clear Dates).
3. Prepare the appropriate certificate (1, 2, or 3) and Certification Worksheet.
 - a. If federal aid is involved, verify the federal aid number is correct.
 - i. Address certificate to FHWA Division Administrator.
 - b. If state funds only.
 - i. Address certificate to Secretary of Transportation.
4. Send original and email certificate to the HQ RES Acquisition and Title Program Manager.

HQ Review

1. Receive certificate (1, 2, or 3) from region.
2. Run IRIS “Parcel Dates Updated” report and print to ensure all dates are entered.
3. For federal aid or interstate projects:
 - a. Review:
 - i. R/W plans to verify that all property and/or property rights have been acquired.
 - ii. Verify that the HQ Acquisition and Title Section compliance requirements have been met.
 - iii. Review the PS&E if requested by the region, and verify that all R/W concerns from PS&E review have been addressed.
 - iv. Contact region if any areas need clarification or if IRIS items are incomplete.
 - b. Prepare [WSDOT Certification Concurrence Letter](#).
 - i. Verify federal aid number and project description.
 - c. Send the following to FHWA:
 - i. [WSDOT Certification Concurrence Letter](#).
 - ii. Original certificate.
 - iii. Certificate 1 and 2 to “FHWA Area Engineer.”
 - iv. Certificate 3 to FHWA ROW Program Manager.
 - d. Email items identified in c above to Region RES Manager and Capital Program Development Budget Development and Finance Office.
 - e. Complete HQ certification in spreadsheet and IRIS.
 - f. File copy of [WSDOT Certification Concurrence Letter](#) and original region certificate.
4. For all other projects:
 - a. For projects selected for review:
 - i. Review:
 - (1) R/W plans to verify that all property and/or property rights have been acquired.

- (2) HQ Acquisition and Title Section compliance requirements have been met.
- (3) PS&E and verify that all R/W concerns from PS&E review have been addressed.
 - ii. Contact region if any areas need clarification or if IRIS items are incomplete.
 - iii. Contact Region RES Manager to discuss deficiencies.
 - iv. Enter certification in log.
 - v. File region certificate.
- b. For projects not selected for review:
 - i. Enter certification in log.
 - ii. File region certificate.
5. In the case of a Certificate 3, the project must be re-certified to either a 1 or a 2 when possession of the parcels is obtained.

Certificates (1, 2, or 3) are submitted to FHWA based on the following criteria:

1. Federal aid projects where federal funds are in any project phase (PE, R/W, CN).
2. Interstate pursuant to the Federal Aid Highway Program Stewardship and Oversight Agreement dated February, 19, 2008.
 - a. WSDOT submits R/W certificate to FHWA.
 - b. Supplements to the Stewardship Agreement that are project specific such as SR 520 and Alaska Way Viaduct. **Note:** These supplements were to the 2001 Washington Federal Aid Stewardship Agreement.

If 1 or 2 above are not applicable then the certificate is addressed to the Secretary of Transportation.

FHWA does not formally approve Certificates 1 and 2. The actual certification date for federal aid projects is the date on the [WSDOT Certification Concurrence Letter](#) sent to FHWA. For Certificate 3s, FHWA will issue an approval letter and that is the certification date.

Note: For Certificate 3 only, when FHWA approval letter is received, forward to Region RES Manager and Capital Program Development Budget Development and Finance Office.

Local Agency Process

[Local Agency Certification
Flowchart](#)

Region Review

1. When the local agency determines that all acquisition activities are complete, the local agency will:
 - a. Prepare their certificate using the appropriate form and parcel-specific Certification Worksheet.
 - b. Submit certificate and Certification Worksheet to the Local Programs Engineer.
2. The Local Programs Engineer then forwards the certification request to the RESM who in turn forwards the certification to the LAC for the review.
3. The LAC will review the local agency's acquisition files for the project and determine if the R/W was acquired in compliance with the Uniform Act and 49 CFR Part 24.
4. The LAC will complete the following review worksheets (a more detailed process can be found in Chapter 15):
 - Project Review Worksheet
 - Parcel Review WorksheetIf relocation, then the following:
 - Relocation Project Overview Worksheet
 - Residential Relocation Review Worksheet
 - Non-Residential Relocation Review Worksheet
 - Personal Property Only Review Worksheet
5. The LAC will prepare the following reports based on the following situations:
 - a. A Project Summary Oversight Report, if there are any parcels that had deficiencies that required corrective action.
 - b. If no issues exist, a Certification Review Report that will be included as part of the certification package and sent to the LAPM for inclusion in the local agency file.
6. a. If the LAC determines that the project is ready for certification, the LAC will:
 - i. Sign the certificate and submit it to the RESM for their signature.
 - ii. Prepare a closing letter to the local agency indicating WSDOT will proceed with processing the certification request for their project.

- iii. Submit the signed certificate with reports to Region Local Programs for inclusion in the package to be transmitted to HQ H&LP for final processing.
- iv. Submits to the LAPM, a copy of the signed certificate with reports and transmittal letter.

OR

- b. If, after distribution of reports and a summary statement by the LAC to, and in consultation with the RESM, LAPM, and the Local Programs Engineer, the LAC determines that the project cannot be certified, the LAC will notify the LAPM and prepare a letter for signature by HQ H&LP.
 - i. The letter will be provided to the agency and the Local Programs Engineer detailing the deficiencies encountered and will include a discussion/statement of whether the acquiring agency's approved procedures need to be amended, and identifies the areas of weakness. If the areas of weakness are compliance issues, this letter will also notify the acquiring agency that if their next project has similar issues, they might be jeopardizing that project's eligibility for federal funds.
 - (1) If corrective action(s) is possible, the letter will outline the corrective action(s) required to qualify for certification.
 - (2) If corrective action(s) is not possible, WSDOT will coordinate with FHWA to determine next steps. After the agency has performed the corrective action(s), the LAC will review the steps taken and, if appropriate, recommend certification of the project.
 - ii. If certification is recommended, then steps i. through iv. above are followed.
7. Real Estate Services Manager signs the certification form and returns it to Local Programs for inclusion in the package to be transmitted to H&LP for final processing.

HQ Review

1. H&LP will send the local agency certification request (Certificate 1, 2, or 3) to the LAPM for certification to FHWA.
2. Verify federal aid number on the STIP.
3. Review submitted R/W plans or equivalent to verify that all property and/or property rights have been acquired.
4. Review Certification Review Package submitted from LAC.
5. Contact LAC if any areas need clarification.

6. LAPM will prepare WSDOT's [Local Agency Certification Concurrence Letter](#).
7. Send the following to FHWA:
 - a. WSDOT's [Local Agency Certification Concurrence Letter](#).
 - b. Original certificate.
 - i. Certificate 1 and 2 to "FHWA Area Engineer."
 - ii. Certificate 3 to FHWA ROW Program Manager.
8. Complete HQ certification in tracking spreadsheet.
9. File copy of HQ certificate and original region certificate.
10. In the case of a Certificate 3, the project must be re-certified to either a 1 or a 2 when possession of the parcels is obtained.

FHWA does not formally approve Certificates 1 and 2. The actual certification date for federal aid projects is the date on the WSDOT Concurrence Letter sent to FHWA. For Certificate 3s, FHWA will issue an approval letter and that is the certification date.

How to Fill Out the Certification Worksheet

The relocation part of the Certification Worksheet should be filled out with "x"s in the "None" column, and with numbers in the Residential and Non-Residential columns, unless the column header indicates that a date should be entered. If you feel it is appropriate to put something other than an "x" or a number to indicate something specific about a particular parcel, make sure that the marking you choose is listed in a legend at the bottom of the worksheet, or that you add an entry in the legend. Parcels should be entered in the worksheet according to their geographic order of location on the R/W plan/PS&E.

For design build projects with multiple R/W phases/segments encompassed under one contract, the worksheet should be organized by phase/segment and then according to their positions on the plan. The certification worksheet will need to be updated with each Certificate 3 submission. The worksheet should highlight the parcels in yellow that are being cleared with this submission. Any parcels cleared in a previous certificate need to be updated to green.

How to Choose the Correct Certification Form

The tables in the figures are intended to help you determine which certification template to choose. The "x"s in the columns indicates the type of relocation within an individual parcel. The yellow highlight indicates the overall certificate type to select based on looking at all the parcels, with the exception of the "combination." Remember, a project's R/W certificate covers all the parcels necessary to construct, operate, and maintain the facility. A project will not have different R/W certificates due to different types of relocation by parcel.

[Figures 2 through 5](#)

[Figure 1](#)

[Plan Sheet](#)

[Certification Worksheet – State](#)

[Certification Worksheet – Local Agency](#)

[Certification Worksheet Design Build – State](#)

[Certification Worksheet Design Build – Local Agency](#)

[Figures 2 through 5](#)

What should be done if project planning or scoping documents originally indicated R/W was needed, but the final design of the project does not require R/W?

The acquiring agency should provide a No Right of Way Certificate that will be included in the project agreement that states, “Design refinements eliminated the need for R/W.”

- For WSDOT projects, this No Right of Way Certificate should be completed by the Region Real Estate Services Manager and sent to Program Management.
- For Local Agency projects, this statement should be made by the appropriate staff at the agency, and sent to the Region Local Programs Engineer.
- HQ RES will send a courtesy copy of the No Right of Way Certificate to:
 - For WSDOT federally-funded projects to FHWA with a copy to the region.
 - For Local Agency projects to FHWA with a copy to the LAC and the Region Local Programs Office.

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

NO RIGHT OF WAY CERTIFICATION

Dear Sir:

As per 23 CFR 635.309(g), acquisition of right of way is not required for this project.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)?
Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Sincerely,

Manager, Real Estate Services

cc:

RES-383
Rev 6/2012

RES-383 WSDOT No Right of Way Certificate

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#1)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

Sincerely,

Manager, Real Estate Services

cc:

RES-384
Rev 6/2012

RES-384 WSDOT Certificate 1, No Relocation

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#1)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Manager, Real Estate Services

cc:

RES-385
Rev 6/2012

RES-385 WSDOT Certificate 1, Residential Relocation

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#1)
NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented.

Sincerely,

Manager, Real Estate Services

cc:

RES-383
Rev 6/2012

RES-386 WSDOT Certificate 1, Non-Residential Relocation

Date

Mr. Dan Mathis
 Division Administrator
 Federal Highway Administration
 Olympia, WA 98501

RE: Federal Aid #:
 Project Title:
 Program:
 Anticipated Ad Date:
 Anticipated Bid Opening:
 County:

RIGHT OF WAY CERTIFICATE (#1)
 RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Manager, Real Estate Services

cc:

RES-387
 Rev 6/2012

RES-387 WSDOT Certificate 1, Combination of Relocation Types

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#2)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

Sincerely,

Manager, Real Estate Services

cc:

RES-388
Rev 6/2012

RES-388 WSDOT Certificate 2, No Relocation

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#2)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Manager, Real Estate Services

cc:

RES-389
Rev 6/2012

RES-389 WSDOT Certificate 2, Residential Relocation

Date

Mr. Dan Mathis
 Division Administrator
 Federal Highway Administration
 Olympia, WA 98501

RE: Federal Aid #:
 Project Title:
 Program:
 Anticipated Ad Date:
 Anticipated Bid Opening:
 County:

RIGHT OF WAY CERTIFICATE (#2)
 NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented.

Sincerely,

Manager, Real Estate Services

cc:

RES-390
 Rev 6/2012

RES-390 WSDOT Certificate 2, Non-Residential Relocation

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#2)
RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Manager, Real Estate Services

cc:

RES-391
Rev 6/2012

RES-391 WSDOT Certificate 2, Combination of Relocation Types

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#3)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attached is the Certification Table, and pertinent right of way plan sheets or other equivalent documents that shows the acquired parcels.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

RES-392 WSDOT Certificate 3, No Relocation

Right of Way Certificate #

Date

Page 2

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Manager, Real Estate Services

cc:

RES-392
Rev 6/2012

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#3)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Residential occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

RES-393 WSDOT Certificate 3, Residential Relocation

Right of Way Certificate #

Date

Page 2

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.
- (b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Manager, Real Estate Services

cc:

RES-393
Rev 6/2012

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#3)
NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Non-residential occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

RES-394 WSDOT Certificate 3, Non-Residential Relocation

Right of Way Certificate #

Date

Page 2

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible non-residential displaced persons have been relocated from the right of way.
- (b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Manager, Real Estate Services

cc:

RES-394
Rev 6/2012

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Federal Aid #:
Project Title:
Program:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE (#3)
RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

RES-395 WSDOT Certificate 3, Combination of Relocation Types

Right of Way Certificate #

Date

Page 2

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.
- (b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Manager, Real Estate Services

cc:

RES-395
Rev 6/2012

Under Construction

WSDOT Certificate 3, Design Build Phased

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Fed. Aid #:
Project Title:
Project #:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE # _____

Dear Sir:

As per title 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property.

I hereby concur with the Region Real Estate Services Manager that this project should be certified for construction.

Sincerely,

NAME
Acquisition and Title Program Manager
WSDOT Project Certification

cc: Region RES Manager

RES-399
Rev 6/2012

RES-399 WSDOT Certification Concurrence Letter

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

NO RIGHT OF WAY CERTIFICATION

Dear Sir:

As per 23 CFR 635.309(g), acquisition of right of way is not required for this project.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)?
Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-383
Rev 6/2012

LPA-383 LPA No Right of Way Certificate

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#1)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

LPA-384 LPA Certificate 1, No Relocation

Right of Way Certificate #
Date
Page 2

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-384
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#1)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

LPA-385 LPA Certificate 1, Residential Relocation

Right of Way Certificate #

Date

Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-385
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#1)
NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

LPA-386 LPA Certificate 1, Non-Residential Relocation

Right of Way Certificate #
Date
Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-386
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#1)
RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that all necessary rights of way, including control of access rights (when pertinent), have been acquired including legal and physical possession for the following project:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

LPA-387 LPA Certificate 1, Combination of Relocation Types

Right of Way Certificate #

Date

Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-387
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#2)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

LPA-388 LPA Certificate 2, No Relocation

Right of Way Certificate #
Date
Page 2

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-388
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#2)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

LPA-389 LPA Certificate 2, Residential Relocation

Right of Way Certificate #

Date

Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-389
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#2)
NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

LPA-390 LPA Certificate 2, Non-Residential Relocation

Right of Way Certificate #
Date
Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-390
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#2)
RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that although all necessary rights of way have not been acquired, the right to occupy and use all rights of way required for the proper execution of the following project have been acquired:

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.

LPA-391 LPA Certificate 2, Combination of Relocation Types

Right of Way Certificate #

Date

Page 2

I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-391
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#3)
NO RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attached is the Certification Table, and pertinent right of way plan sheets or other equivalent documents that shows the acquired parcels.

No residential and/or non-residential relocation is required. There are no improvements to be removed or demolished for the above cited project.

I further certify that there were no residential individuals or families displaced by the above cited project. Therefore, the provisions of current FHWA directives covering the relocation of displaced person(s) to DS&S housing and availability of adequate replacement housing are not applicable to this project.

LPA-392 LPA Certificate 3, No Relocation

Right of Way Certificate #

Date

Page 2

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-392
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#3)
RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Residential occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible residential occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

LPA-393 LPA Certificate 3, Residential Relocation

Right of Way Certificate #

Date

Page 2

(b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-393
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#3)
NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Non-residential occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible non-residential displaced persons have been relocated from the right of way.

LPA-394 LPA Certificate 3, Non-Residential Relocation

Right of Way Certificate #

Date

Page 2

(b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-394
Rev 6/2012

Date

Mr.
Local Programs Engineer
WSDOT _____ Region
Address
City, State Zip

RE: Federal Aid #:
Project Title:
Anticipated Ad Date:
Anticipated Bid Opening:
Local Agency:

RIGHT OF WAY CERTIFICATE (#3)
RESIDENTIAL AND NON-RESIDENTIAL RELOCATION

Dear Sir:

As per 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property and the following applies:

I hereby certify that the acquisition or right of occupancy and use of a few remaining parcels is not complete.

Insert Project Description: What is the planned project (scope, limits, work description, etc.)? Resources for information would be STIP, project web page, NEPA document (SEPA if state only funds).

Attach the pertinent right of way plan sheets or other equivalent document.

(Select (a) or (b))

- (a) All residential and non-residential occupants have vacated the lands and improvements and the state has physical possession and the right to remove, salvage, or demolish these improvements and enter upon all lands.
- (b) Occupants remain to be vacated and the agency ensures that occupants who remain in the right of way will be protected against unnecessary inconvenience and disproportionate injury or any action coercive in nature.

(Select (a) or (b))

- (a) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented. All eligible persons and occupants of the right of way within this project have been relocated to decent, safe and sanitary housing or have been offered decent, safe and sanitary housing.

LPA-395 LPA Certificate 3, Combination of Relocation Types

Right of Way Certificate #

Date

Page 2

(b) I further certify that our previously submitted assurances of an adequate relocation assistance program and real property acquisition policies have been fully implemented except for a few remaining parcels as explain the exception section.

I further certify that appropriate notification will be provided in the bid proposals identifying all locations where right of occupancy and use has not been obtained.

Justification: (Select A or B)

- A. Bids will not be opened until Parcel No. is paid. WSDOT will recertify with a Cert #1 prior to bid opening (Insert bid opening date).
- B. Any other reasons must be discussed with Dianna and Terry so that they can work with Elizabeth on description – R/W and/or LAG Manual.

Sincerely,

Name of Person Signing
Chief Administrative Officer or
Local Agency or Delegated Authority

Name of Region Manager
Manager, Real Estate Services
_____ Region

Name of Local Agency Coordinator
Local Agency Coordinator, Real Estate Services
_____ Region

cc:

LPA-395
Rev 6/2012

Under Construction

LPA Certificate 3, Design Build Phased

Certification No. 3 - Design Build
 Agency Name of Agency
 Project Title: Project Title FA No. Federal Aid Number

Parcel Number	Owner	RAW Plan Sheet #	Pre-NEPA	Access Rights	Fee	Perm. Esmt.	Date Acquired	Effective Date TCE	Date TCE Expires	Effective Date Lease	Date Lease Expires	Effective Date Permit	Date Permit Expires	Effective Date Right of Entry	Date Right of Entry Expires	RELOCATION				Estimated Possession Date	
																None	Res. Bus.	Farm	NPO		PPO
ROW Cert Phase 1 (Delivery Date)																					
Phase Description																					
ROW Cert Phase 2 (Delivery Date)																					
Phase Description																					
ROW Cert Phase 3 (Delivery Date)																					
Phase Description																					
ROW Cert Phase (as many phases as proposed) (Delivery Date)																					
Phase Description																					

Legend

- Previously certified parcels
- Newly certified parcels
- Parcel certified but not clear for construction

LPA-398 LPA Certification Worksheet – Design Build Certificate 3

Date

Mr. Dan Mathis
Division Administrator
Federal Highway Administration
Olympia, WA 98501

RE: Fed. Aid #:
Project Title:
Agency:
Anticipated Ad Date:
Anticipated Bid Opening:
County:

RIGHT OF WAY CERTIFICATE # _____

Dear Sir:

As per title 23 CFR 635.309(c), right of way has been acquired in accordance with current FHWA regulations (49 CFR Part 24) and policies covering the acquisition of real property.

I hereby concur with the Local Agency, the RES Region Manager and the Local Agency Coordinator that this project should be certified for construction.

Sincerely,

Dianna Nausley
Local Public Agency Program Manager
Project Certification

cc: Region RES Manager
Region Local Agency Coordinator

LPA-399
Rev 6/2012

LPA-399 LPA Certification Concurrence Letter