

Informational Only

Agency: _____ Date: _____

Region: _____

Project Title: _____

Federal Aid Project No.: _____ Contract No.: _____

Federal Funds Will Be Used For: Yes No

Persons Will Be Displaced: Yes No

Right-of-Way Acquired For This Project: Yes No

(Reminders)

(Comments)

- | | |
|--|----|
| 1. Real property must be appraised before initiation of negotiations with the owner, per 49 CFR 24.102(c) and 24.108. | 1. |
| 2. Owners must be given an opportunity to accompany each appraiser during his inspection of the property, per 49 CFR 24.102(c). | 2. |
| 3. The acquiring agency must establish just compensation before initiation of negotiations with the owners, per 49 CFR 24.102(d). | 3. |
| 4. No increase or decrease in the FMV due to the project except physical deterioration, is to be considered in the valuation of the property, per 49 CFR 24.103(d). | 4. |
| 5. Appraisals are not to give consideration nor include any allowance for relocation assistance benefits. | 5. |
| 6. The owner is not to be left with an uneconomic remnant that the acquiring agency did not offer to acquire, per 49 CFR 24.102(k). | 6. |
| 7. The owner is to be given a written statement of the amount offered as just compensation, and where appropriate, the compensation for real property to be acquired and the compensation for damages, if any, to the remaining real property shall be separately stated in the written statement, per 49 CFR 24.102(e). | 7. |
| 8. No owner shall be required to surrender possession before the agreed purchase price has been paid or the approved amount of compensation has been paid into the court, per 49 CFR 24.102(j). | 8. |
| 9. No lawful occupant shall be required to move unless the occupant has been given at least 90 days advance written notice of the earliest date by which the occupant may be required to move, per 49 CFR 24.203(c). | 9. |

(Reminders)	(Comments)
10. The rental amount charged to owners and/or tenants permitted to occupy the property subsequent to acquisition must not exceed the fair rental value for such occupancy, per 49 CFR 24.102(m).	10.
11. No action must be taken to advance condemnation, defer negotiations or condemnation or taken any other action coercive in nature in order to compel an agreement on the price to be paid for the property, per 49 CFR 24.102(h).	11.
12. The acquiring agency must acquire an equal interest in all buildings, etc., located upon the real property acquired, per 49 CFR 24.105.	12.
13. The acquiring agency must pay recording fees, transfer taxes, etc.; penalty costs for pre-payment of a pre-existing mortgage and the pro rata share of real property taxes paid subsequent to vesting title in the acquiring agency, per 49 CFR 24.106.	13.
14. No property owner can voluntarily donate his property prior to being informed of his right to receive just compensation.	14.
15. Provisions have been made for rodent control should it be necessary.	15.
16. No owner was intentionally required to institute legal proceedings to prove the fact of the taking of his real property.	16.

Prepared By

Title