

UNDERSTANDING THE PROPERTY ACQUISITION PROCESS



STILL HAVE QUESTIONS?
LET US HELP YOU!
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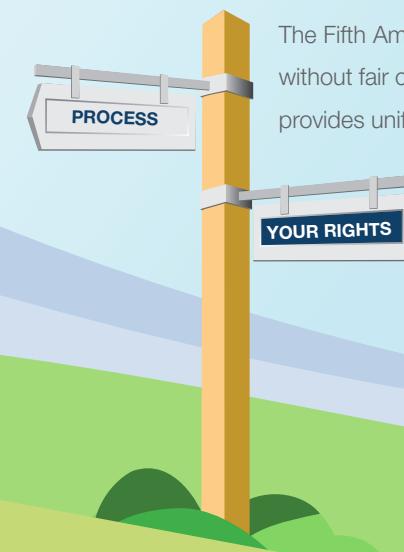


UNDERSTANDING THE PROPERTY ACQUISITION PROCESS

Projects designed to benefit the community as a whole occasionally result in the acquisition of private property and at times require the relocation of people from their residences, businesses, or farms.

The Fifth Amendment of the U.S. Constitution states that private property cannot be taken for public use without fair compensation. The Uniform Relocation Assistance and Real Property Acquisition Policies Act provides uniform and equitable treatment for people whose property is acquired for public use.

The following steps are designed to help guide you, as a property owner, through the property acquisition process. More information is available online at www.udot.utah.gov/go/rightofway

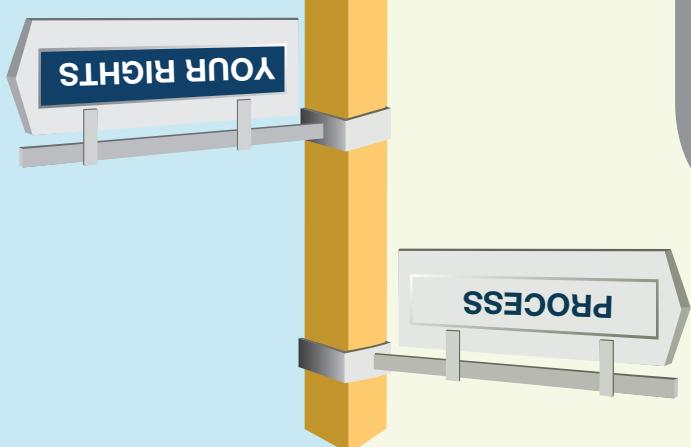


STEP 1 GET THE FACTS

Word of a project and its impacts may spread quickly, but not always accurately. Get the facts about the project, the schedule, and specifics about impacts to your property from a member of the project team.

Many transportation projects can be funded in phases depending on size or complexity. Project phases include: planning and conceptual design, environmental study, design, and construction and may take years to complete. During this process, continue to maintain your property to meet your needs.

STEP 2 STAY INVOLVED



APPRAISAL AND FAIR COMPENSATION:

You have the right to know for what public purpose your property is being acquired.

The agency will offer to acquire your property based on fair market value. Fair market value is determined by other property sales in the area, location and condition of the property, as well as other factors that are taken into account during the appraisal process. You may be present during the appraisal that inspection and may bring to the appraiser's attention any characteristics pertinent to the property. Once the appraisal is reviewed and approved, the property owner will be given a copy of the appraisal report.

FULL PAYMENT:

The acquiring agency is always open to additional valuation information.

NEGOTIATIONS:

The agency will assist in identifying a comparable replacement property and pay for eligible relocation costs, including moving costs such as packing, storage, and/or shipping. The relocation payment is separate from the acquisition of the property itself. Tenants of rental properties may be eligible for relocation benefits.

ELIGIBLE RELOCATION AND RELOCATION COSTS:

The agency will assist in identifying a comparable replacement property and pay for eligible relocation costs, including moving costs such as packing, storage, and/or shipping. The relocation payment is separate from the acquisition of the property itself. Tenants of rental properties may be eligible for relocation benefits.

PARTIAL ACQUISITION:

On property where construction impacts may occur such as driveways, landscaping, irrigation, and fencing, the agency may choose to have the project contractor repair those items as a part of the project or will pay the property owner cost-to-cure money — the money needed to repair the remaining portions of property either by the property owner or by a contractor of your choice.

PROPERTY RIGHTS OMBUDSMAN:

At any time, you may work with and receive help from the Office of the Property Rights Ombudsman.

<http://propertyrights.utah.gov>

The agency does not compensate for indirect impacts such as visual, noise, or increased traffic are not considered compensable by the acquiring agent.

PROPERTY OUTSIDE CONSTRUCTION AREA:

Whether a portion or all of the property is needed for the project, agencies will pay fair market value for the property. The fair market value is determined by a qualified, independent appraiser. The fair market value is determined by a qualified, independent appraiser. The fair market value is determined by a qualified, independent appraiser.

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relocation benefits would apply.

STEP 4 DETERMINE THE VALUE OF YOUR PROPERTY

for the land and you (the renter) may be eligible for relocation benefits.

B. Full Acquisition — The entire property is needed for the project

A. Partial Acquisition — A portion of the property is needed for the project

following situations will apply:

Every property and property owner is unique. Once the design of a project is determined and the impacts of the project to your property, you will be contacted by a right-of-way agent. A right-of-way agent will explain the impacts to your property. In general, the

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for the land and you (the renter) may be eligible for relocation benefits.

C. Relocation — The property owner will receive compensation

STEP 5 UNDERSTAND YOUR RIGHTS MOVING FORWARD

[www.udot.utah.gov/g0/rightsaway](http://udot.utah.gov/g0/rightsaway)

Listed on the right are some of your rights as a property owner during this process. To see a full list of your

rights, visit our website at

www.udot.utah.gov/g0/rightsaway