



U.S. Department
of Transportation

**Federal Transit
Administration**

Headquarters

1200 New Jersey Avenue, SE
Washington, DC 20590

May 24, 2024

Dear FTA Recipients:

The U.S. Department of Transportation (DOT) is responsible for implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act). The Uniform Act creates requirements for the acquisition of real property and provides benefits to persons displaced for projects carried out by the Federal Government or with Federal financial assistance. On May 3, 2024, the Federal Highway Administration (FHWA) published final revisions to U.S. DOT's implementing rule on the Uniform Act ([89 Fed. Reg. 36,908](#)). The purpose of this letter is to provide implementation guidance concerning revisions to the regulation at [49 CFR part 24](#), which will be effective June 3, 2024.

Among other changes, the final rule increases the maximum benefit for replacement housing payments available under 49 CFR §§ 24.401 and 24.502 for displaced homeowners to \$41,200 (from \$31,000) and replacement housing benefits available under 49 CFR §§ 24.402 and 24.503 for displaced tenants to \$9,570 (from \$7,200). The final rule also increases the maximum benefit available under 49 CFR § 24.304 for nonresidential reestablishment to \$33,200 (from \$25,000), the fixed payment for nonresidential moves available under 49 CFR § 24.305 to \$53,200 (from \$40,000), and the site search sub-category of moving expenses available under 49 CFR § 24.301 to \$5,000 (from \$2,500).

To comply with the final rule, FTA recipients planning to begin the real property acquisition phase of a project on or after June 3, 2024, should ensure that planning documents and recipient policies and procedures related to the acquisition of real property or the displacement of persons are updated to reflect the provisions found in the final rule.

FTA recipients currently engaged in real property acquisition and/or displacement activities should review the final rule to ensure efficient and equitable implementation of its provisions beginning on June 3, 2024. Recipients also should update policies and procedures, as well as previously prepared planning and project documents such as Real Property Acquisition and Management Plans (RAMP) and/or relocation plans to reflect the changes in the final rule.

How increased benefits apply to a project currently in-progress:

On and after June 3, 2024, the higher benefit limits apply to a person who qualifies as a “displaced person” under the definition in 49 CFR § 24.2(a) as follows.

- *For relocation benefits other than replacement housing payments for homeowners:* A person may qualify for the higher benefit if the person is not required to move from the acquired property before June 3, 2024, and has not moved before that date; or the person has moved from the acquired property before June 3, 2024, and remains eligible to file a relocation claim pursuant to 49 CFR § 24.207(d)(1).
- *For replacement housing payments for homeowners:* A person may qualify for the higher benefit if, on or after June 3, 2024, the person holds title to the real property to be acquired, and has not moved before that date; or title to the property has been conveyed to the FTA recipient prior to June 3, 2024, and the person remains eligible to file a relocation claim pursuant to 49 CFR § 24.207(d)(1).

To ensure the fair, consistent, and equitable implementation of these changes, the recipient should apply the final rule uniformly for all persons displaced by the FTA funded project, including providing timely and adequate notice to displaced persons who may be eligible for additional reimbursement according to the criteria set forth above. Furthermore, a recipient may consider the publication of this final rule to be good cause to extend the 18-month time period for filing claims pursuant to 49 CFR § 24.207(d)(2), but any decision to extend the time for filing must be consistently applied across the project or similarly situated program of projects.

FTA will provide training on the changes to the rule in the coming weeks. We greatly appreciate every effort your organization will make to properly implement the important revisions to the Uniform Act regulation at [49 CFR Part 24](#) in a consistent, efficient, and equitable manner.

Sincerely yours,

Bruce Robinson

Bruce Robinson
Associate Administrator for the
Office of Program Management