

More Relocation Information

Business/Farm or Nonprofit Organization (NPO)

A business, farm or NPO that is displaced as a result of the project may be entitled to benefits such as:

1. *Moving and Related Costs*
2. *Reestablishment Costs*
3. *Fixed Payment*



Statements applicable to all categories and benefits listed:

Please keep in mind that there are specific benefit requirements that must be met to receive any of the funds mentioned above. Your assigned relocation agent will assist you to fully understand the payments and requirements.

No residential occupant may be displaced until adequate housing has been made available to them.

All persons required to move personal property, their home, or business will be provided a 90-day written notice to vacate.

Your local transit agency will establish an appeal process should you be aggrieved by a denial of benefits, or if you feel the benefits are inadequate.

A Message from the FTA, and Your Local Transit Agency.

It is sometimes necessary to acquire private property and displace persons and businesses in order to build a transit facility that will benefit the entire community. However, we will work with you to minimize the inevitable disruption that this causes. Please feel free to contact the agency and person listed below should you have any further questions.

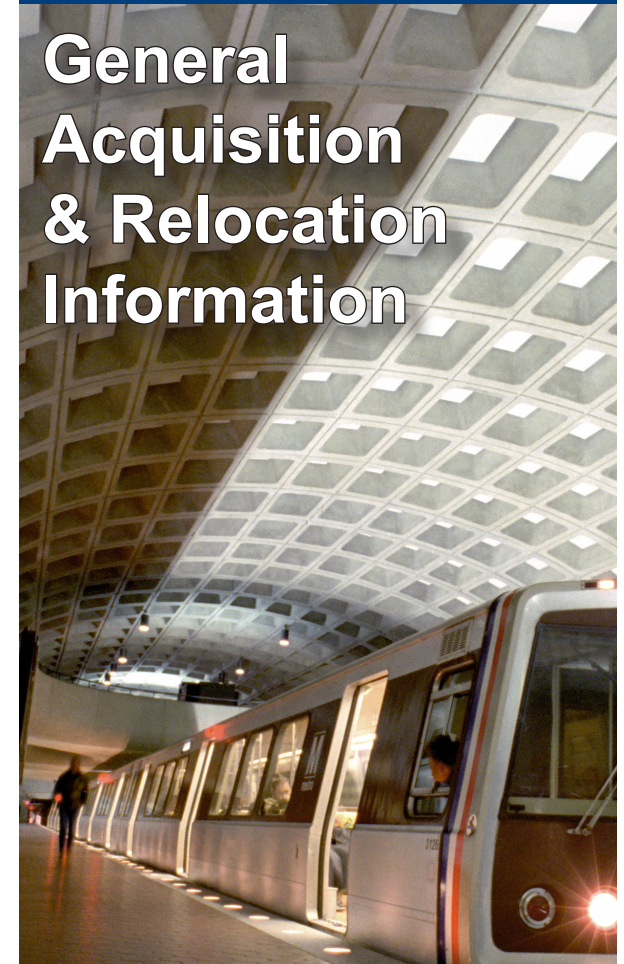
All Federal, State and local government agencies, as well as others receiving Federal financial assistance for public programs and projects that require the acquisition of real property must comply with the policies and provisions set forth in the Uniform Act and regulation at 49 CFR Part 24.

For further information, please contact the FTA Regional office in your area. You can find a list of these offices at www.transit.dot.gov/about/regional-offices.

You can also find additional FTA real estate information in FTA Circular 5010 at www.transit.dot.gov by typing "Circular 5010" in the search bar.



General Acquisition & Relocation Information



U.S. Department of Transportation
Federal Transit Administration



GENERAL INFORMATION

Your local transit agency may need to purchase property from you with funding from the Federal Transit Administration (FTA) in order to benefit the general public. To assure fair and consistent treatment of all persons, the FTA will require your local transit agency to follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act). Congress passed this law to promote uniformity and fairness when an agency must acquire property or displace persons. There are two main parts of this process:



1. *Acquisition, which is the purchase of your real estate.*
2. *Relocation, which offers additional benefits should your residence or business be displaced.*

Acquisition of Real Property

The purchase of real estate by a transit agency begins with the appraisal of your property. An appraiser will inspect your property to determine the value. The property owner should accompany the appraiser while making this inspection. A second appraiser will then review and approve the work of the first appraiser, and will recommend a value to the local transit agency.

You will then receive a written offer to purchase your property. You will have a sufficient time to consider the offer or make any counter offers that you believe are fair.

If you elect to sell your property to the local transit agency, you will be paid the full amount less any encumbrances (mortgages, liens, etc.) owed on that property. The local transit agency may take possession of vacant property on the day of closing; possession of occupied property will be at an agreed future date.



Relocation

Advisory Assistance will be offered to every displaced person. A relocation agent will visit you to explain all of the benefits and services that you may be eligible to receive.



Below is a very brief outline of the various types of financial benefits available if you are required to move your residence or business.

Residential Homeowner Occupants are those that have owned and occupied their home for at least 90 days. Typical benefits include:

1. *Moving Costs*
2. *Price Differential Payment*
3. *Increased Mortgage Interest - provided the mortgage has been in place for 180 days*
4. *Incidental Closing Costs*

Tenants who have occupied their home prior to purchase by the transit agency may be entitled to the following benefits:

1. *Moving Costs*
2. *Rental Assistance Payment/Down Payment*