

# Right-of-Way



## WHAT IS RIGHT-OF-WAY?

- Right-of-Way refers to the group or organization that acquires the land, property, or an interest therein, for our high-speed rail project.
- The term “right-of-way” also refers to the land upon which the high-speed rail will be constructed.



## APPRAISAL PROCESS

- An appraisal is prepared & must reflect what the property owner is entitled to, called *just compensation*.
  - Payment required by law for the loss sustained by the owner as a result of an acquisition, or damaging, of private property for public purposes.
- Appraisals are always based upon the principle of Fair Market Value.



## ACQUISITION PROCESS

- Appraiser determines the value of the property, the appraisal report is reviewed and approved, and a written offer is presented to the property owner.
- Acquisition Agent contacts the owner to set up a time to meet in person to review the appraisal and make the first written offer.



## ACQUISITION PROCESS

- Negotiation

- If property owner agrees to terms of the offer, the State will enter into a Right of Way Contract with the owner, which sets forth the provisions and conditions of the acquisition.
- If owner believes items, which affect the value of their property, have been omitted in the State's valuation, they are urged to present them to the Right of Way Agent for review and consideration.



## ACQUISITION PROCESS

- Negotiation (cont.)
  - State law allows for the reimbursement of the cost of an independent appraisal ordered by the owner up to \$5,000.
  - The Right of Way Agent will provide additional information at the time an offer is made to purchase their property.





## RESIDENTIAL RELOCATION ASSISTANCE PROGRAM

- If the State's high-speed rail project causes occupants to be displaced from a residence, they are entitled to certain additional benefits.
- The Right of Way Agent will provide the owner with relocation information at the time the first written offer to purchase their property is made.
- Relocation assistance may include one or more of the following:
  - Relocation Advisory Assistance
  - A One-Time Moving Cost Reimbursement
  - Replacement Housing Payments
  - Supplemental Rental Assistance

