

Business Displacee – Owner or Tenant Occupant (Non-Residential)



Property Owner Acquisition

Your property will be appraised by a qualified and licensed appraiser to establish an opinion of market value for your property. The appraisal will undergo a formal review and approval by a qualified and licensed review appraiser. The approved appraisal is the basis for the Agency to make an offer of just compensation. As part of the acquisition process, an owner may engage a licensed appraiser to prepare a market valuation. The cost of the appraisal will be reimbursed to the owner upon presentation of a paid invoice up to \$5,000.00.

Relocation Assistance

A relocation counselor from the Agency will contact and interview you to find out your needs. Relocation services and payments will be explained in accordance with your eligibility. During the initial interview your housing needs and desires will be determined as well as your need for assistance.

Eligibility for Benefits

An owner or tenant must be in occupancy for at least 90 days prior to the offer to purchase the property from the Agency.

Actual Moving Expense Payment(s) or In-Lieu Payment

There are two options for business owners and tenants. Reimbursement of actual eligible moving expenses or an in-lieu payment.

Actual Moving Expense

Search costs

Up to \$1,000 for expenses a business incurs while searching for a replacement location.

Actual, Reasonable Moving Costs

Actual costs

- Packing and unpacking personal property
- Disconnecting and reconnecting household appliances
- Transfer of telephone service and other similar utility reconnections
- Insurance for personal property moved (Property lost, stolen or damaged during move)
- Storage for interim period while necessary renovations are completed
- License, permits and certification costs for new location
- Professional Services
- Re-lettering signs and replacing business cards, forms and stationary with company logo
- Loss of tangible personal property.

Reestablishment Expenses

Up to \$25,000 for expenses a business incurs in reestablishing at the replacement location.

- Repairs or improvements required by law at the new location
- Minor modifications to accommodate business at new location
- Construction and installation for exterior signage
- Replacement of soiled or worn surfaces such as paint, paneling or carpeting
- Advertisement of replacement location
- Increased costs for 2 years of taxes, insurance premiums and utility charges

In-lieu Payment

Up to \$40,000 that takes the place of the actual reasonable moving expenses. It is based on the average annual net earnings for the business. Two years of income tax returns are required.

Number of Potential BUSINESS Units Affected by Right of Way Acquisition

	For Roadway Improvements			For Potential Mixed-Use Developments (Sites 1, 2 & 3)			Notes:
	Total Units	Motels incl in Total	No. Motel Rooms	Total Units	Motels incl in Total	No. Motel Rooms	
Alt B	4	4	114	10	2	41	> Mixed-Use numbers are total if all 3 potential sites constructed. > Multiple businesses often share single parcel. > More business square footage replaced by Mixed-Use than displaced.
Alt C	4	4	114	10	2	41	
Alt D	7	2	41	3	0	0	



Disclaimer: The information enclosed is a summary and subject to change. The complete uniform relocation act and acquisition information can be found at www.fhwa.dot.gov/real_estate/uniform_act