

Relocation Assistance in Nevada



A Nevada Statewide Service by
the Right-of-Way Division
of Your Nevada State
Department of Transportation



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NORTHERN NEVADA DISTRICT OFFICE

**Nevada Department of Transportation
Right-of-Way Division
1263 South Stewart Street
Carson City, Nevada 89712
Telephone: (775) 888-7480**

(Agent's Card)

SOUTHERN NEVADA DISTRICT OFFICE

**Nevada Department of Transportation
Right-of-Way Division
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Telephone: (775) 888-7480**

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INTRODUCTION

NEVADA'S CONSTANTLY GROWING POPULATION REQUIRES MORE AND MORE NEW ROADS, WHICH IN TURN MEANS THAT QUITE OFTEN HOMEOWNERS, TENANTS, BUSINESSES, FARMS, RANCHES AND NON-PROFIT GROUPS MUST MOVE TO A NEW LOCATION SO THAT AN EFFICIENT, MODERN HIGHWAY MAY BE BUILT TO SERVE ALL OF THE PEOPLE.

AS MUCH AS WE ALL BENEFIT FROM GOOD ROADS, AND AS MUCH AS WE ENJOY DRIVING ON THEM, HAVING TO MOVE IS ALWAYS SOMEWHAT UNPLEASANT, AND IS CERTAINLY HARD WORK. BECAUSE OF THIS, THE U.S. CONGRESS ENACTED THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, AND TITLE IV – UNIFORM RELOCATION ACT AMENDMENTS OF 1987, PUBLIC LAW 100-17. LEGISLATION WAS THEN PASSED BY THE NEVADA LEGISLATURE UNDER NEVADA REVISED STATUTES CHAPTER 342.

THE PURPOSE OF THIS ACT IS TO ESTABLISH A UNIFORM POLICY FOR FAIR AND EQUITABLE TREATMENT OF PERSONS DISPLACED AS A RESULT OF FEDERAL OR FEDERALLY-ASSISTED PROGRAMS IN ORDER THAT SUCH PERSONS SHALL NOT SUFFER DISPROPORTIONATE INJURIES AS A RESULT OF PROGRAMS DESIGNED FOR THE BENEFIT OF THE PUBLIC AS A WHOLE. ALL SERVICES AND/OR BENEFITS TO BE DERIVED FOR THE DEPARTMENT'S RELOCATION PROGRAM WILL BE ADMINISTERED WITHOUT REGARD TO RACE, COLOR, NATIONAL ORIGIN OR SEX.

IN ORDER TO CARRY OUT THE PROVISIONS OF THIS ACT, AND TO HELP WITH YOUR MOVING PROBLEMS, YOUR NEVADA DEPARTMENT OF TRANSPORTATION HAS A STAFF OF EXPERIENCED PEOPLE WHO CAN ASSIST YOU IN MANY WAYS, AND MAKE THE CHORE OF MOVING LESS OF A PROBLEM.

IN THIS BROCHURE WE HAVE TRIED TO ANSWER THE MOST OFTEN ASKED QUESTIONS. IF YOU HAVE ANY FURTHER QUESTIONS, THE RIGHT-OF-WAY AGENT ASSIGNED TO YOUR RELOCATION WILL ASSIST YOU.

PLEASE DO NOT CONSIDER THIS BOOKLET AS A NOTICE TO MOVE.

DEFINITIONS

ACQUIRING AGENCY:

For the purposes of this brochure, the acquiring agency is the State of Nevada, Department of Transportation, hereinafter referred to as Department of Transportation, or, if so designated, a local political subdivision.

INITIATION OF NEGOTIATIONS:

The date the acquiring agency presents the owner of real property with a written money offer for the purchase of the property.

DISPLACED PERSON OR RELOCATEE:

A displaced person means any individual, family, corporation, partnership or association that moves from the real property or moves personal property from the real property as a result of the acquisition of the real property, in whole or in part, or moves as the result of a written notice from the acquiring agency to vacate real property required for a Federal or federally-assisted program or project. (Relocation benefits will vary, depending upon the type and length of occupancy.)

INITIAL OCCUPANT:

Any person who is in occupancy at the time of the initiation of negotiations for the purchase of the real property, or at the time a written notice is given of the State's intent to acquire the property by a given date.

BUSINESS:

Any lawful activity, excepting a farm operation, conducted primarily for the purchase, sale, lease and rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property; or for the sale of services to the public.

FARM:

Any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale and home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

NONPROFIT ORGANIZATION:

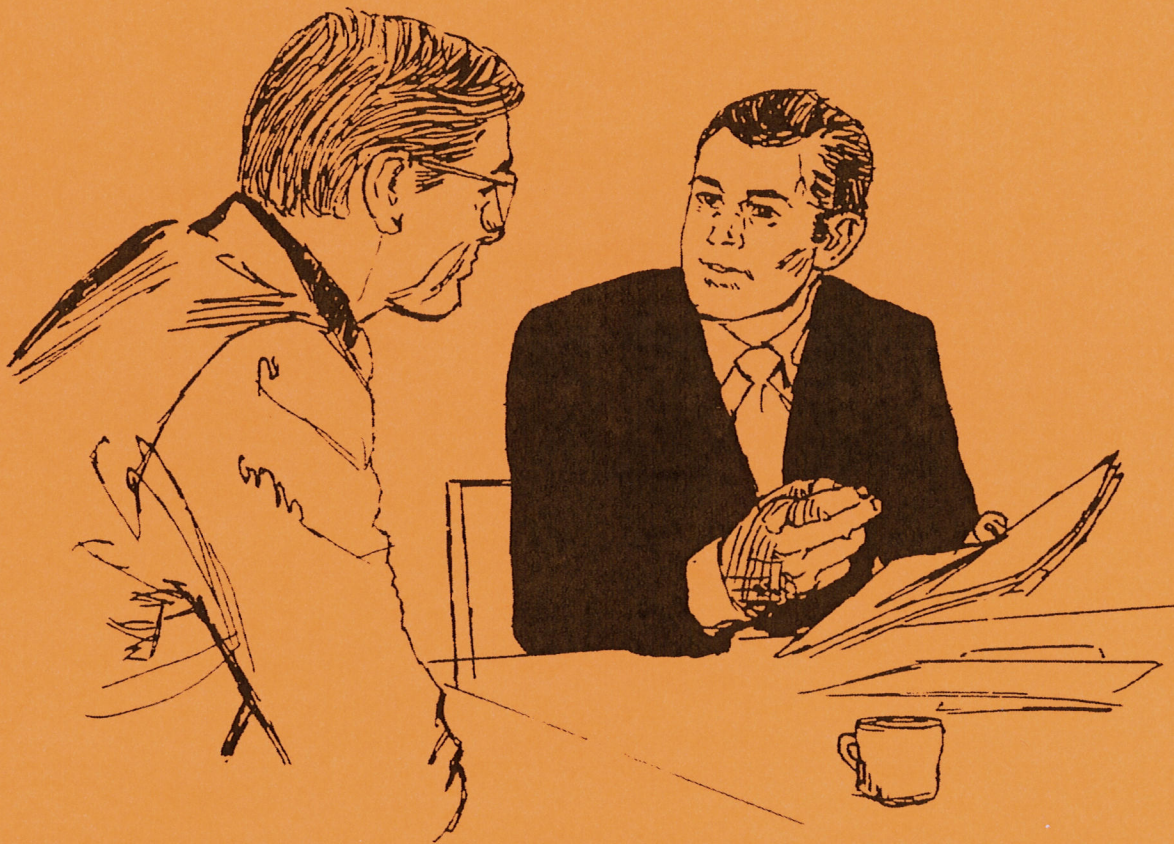
An organization that is incorporated under the applicable laws of a State as a non-profit organization and is exempt from paying Federal income taxes under section 501 of the Internal Revenue Code.

DWELLING:

The place of permanent or customary and usual residence according to local custom or law. It includes single-family residences, duplexes, triplexes, apartments, condominiums, mobile homes, or other residential units.

GENERAL INFORMATION NOTICE:

A letter issued by the acquiring agency which informs potential displacees of their possible displacement and briefly explains the agency's relocation program.



Advisory Services

ADVISORY SERVICES

HOW DOES ONE LEARN THAT A HIGHWAY PROJECT IS UNDER WAY?

When it is determined that a new highway is necessary for an area, the Department of Transportation will commence studies on several prospective locations. After these studies have been made, public hearings will be held in the areas affected by the proposed locations. Public hearing notices will be published in the local newspapers, giving the dates and times of hearings.

WHO IS ELIGIBLE FOR ASSISTANCE?

If you legally occupy any type of residential premises as either owner or tenant or if you legally occupy a business, farm or nonprofit organization property as either owner or tenant, and these premises are required for the construction of a Federal-aid Highway, you are eligible for relocation assistance advisory services.

WHEN MUST I MOVE?

The date for moving is determined by the Department of Transportation's need for the property, however, at least 90-days will be allowed for you to vacate the property. Also, no person shall be displaced from his or her dwelling until at least one comparable dwelling has been made available.

HOW DO I GET ASSISTANCE?

Normally, a Right-of-Way Agent from the Department of Transportation will contact you without the need for any action on your part. However, you may obtain information and help at

any time by contacting the Department of Transportation District Office nearest you, which in turn will provide you with the address and telephone number of the Project Relocation Office.

WHAT SERVICES ARE AVAILABLE?

The following is a list of various types of advisory services, which your relocation agent will provide, if necessary, in your relocation:

1. Discuss and explain the various relocation services and payments, and explain the eligibility requirements.
2. Provide current information on the availability of comparable replacement housing for sale or rent.
3. Provide current listings of comparable commercial properties and locations for businesses and information on loan programs, S.B.A., HUD, etc.
4. Supply information concerning other Federal and State housing programs, and other Federal and State assistance programs.
5. Supply mortgage information such as present interest rates, down payments and closing costs.
6. Supply names of local licensed movers, building contractors and area real estate offices.
7. Supply information on the Public Laws, or the applicable state law or Nevada Revised Statute that concerns Relocation Assistance.

SUPPOSE I BELIEVE THAT A PAYMENT WAS INCORRECT, INADEQUATE, OR THAT A PAYMENT WAS NOT OFFERED FOR WHICH I BELIEVE I AM ELIGIBLE?

You may file a letter of appeal setting forth the reasons for your dissatisfaction as well as what you believe to be the correct determination relative to your eligibility of relocation payments. This may be done either in letter form, or you may use a printed form which you may

obtain from the Right-of-Way Agent who is assisting you, or from the nearest Right-of-Way Office.

WHO WILL TAKE ACTION ON MY APPEAL?

The Director of the Department of Transportation will review your appeal, and you will be informed in writing of the final determination.

DOES A CONDEMNATION ACTION DISQUALIFY ME FOR RELOCATION PAYMENTS?

Not at all. You may receive any payment for which you are eligible; however, if you retain legal counsel, you should discuss this with your attorney.

ARE RELOCATION PAYMENTS CONSIDERED AS INCOME?

No relocation payment received by a displaced person under these regulations shall be considered as income for the purpose of the Internal Revenue Code of 1954 which has been redesignated as the Internal Revenue Code of 1986, or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other Federal law.



Moving Cost Reimbursement Residential

MOVING COST REIMBURSEMENT

INDIVIDUALS AND FAMILIES

WHAT ARE MOVING COST PAYMENTS?

Moving cost payments are allowances to reimburse the displacee for the expenses of moving personal property.

WHO IS ELIGIBLE FOR A MOVING COST PAYMENT?

Any person or family who legally occupies premises required for a Federal-aid Highway project on the date of initiation of negotiations for the purchase of the property or who is in occupancy at the time the property is acquired, and is required to move as a result of the State's acquisition may be eligible for a moving cost payment.

ARE MOBILE HOME OCCUPANTS ELIGIBLE FOR MOVING COST PAYMENTS?

Yes, since mobile homes are considered as personal property, all moving cost benefits for homeowners and tenants are applicable to occupants of mobile homes.

HOW CAN I MOVE MY PERSONAL PROPERTY?

There are two basic moving cost allowance options from which displaced persons may select the one which is the most convenient or preferable.

1. Displaced persons may elect the self move option and be paid for their move on the basis of the Fixed Rate Schedules that are shown as Exhibit "A" at the back of this booklet. If you choose to receive the schedule payment, you cannot be reimbursed for any additional incidental or related moving costs.
2. Displaced persons may elect the actual expense option and hire a licensed mover and be reimbursed for the cost of the move upon presentation of paid,

receipted bills; or the Department of Transportation may contract with a licensed mover and pay the mover direct; or the displacee may move him or herself and be reimbursed for the actual reasonable expenses supported by itemized receipted bills or other documentation.

In addition to the reimbursement for the actual cost of moving your personal property, you may also be eligible for such additional related moving costs as the following:

- a. Normal utility company service charges.
- b. T.V. cable service charges.
- c. License or permit fees for address change.
- d. Meals and lodging of displacee if required by the move.

WHAT TYPE OF EXPENSES ARE INCLUDED IN THE ACTUAL EXPENSE MOVING OPTION?

The actual expense moving option includes the actual moving and related expenses as the State determines to be reasonable and necessary, and includes the following:

1. Transportation of the personal property for a distance up to 50 miles.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling and reinstalling the relocated personal property.
4. Storage of the personal property for a period not to exceed 12 months when State determines necessary.
5. Mover's insurance for the replacement value of the property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her

agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.

CAN PAYMENT BE MADE DIRECTLY TO A MOVING COMPANY?

Yes. If the Department of Transportation contracts direct with a licensed mover prior to the performance of your move, direct payment of the mover's bill will be made by the Department, as stated in Moving Option 2.

IS THERE A LIMIT ON THE DISTANCE I MAY MOVE?

You may move any distance you desire; however, the Department of Transportation will not reimburse you for moving expenses in excess of 50 miles.

IS THERE A TIME LIMIT FOR FILING A CLAIM FOR PAYMENT OF MOVING COSTS?

Yes. Claims are to be filed with your Department of Transportation no later than 18 months after the move has been completed.

WHEN WILL I BE PAID?

It normally takes approximately four (4) weeks to process a payment after you submit a claim for payment. However, should a financial hardship exist, it may be possible to expedite the payment.



Moving Cost Reimbursement Business

MOVING COST REIMBURSEMENT:
BUSINESSES, FARMS, AND NON-PROFIT ORGANIZATIONS

WHO IS ELIGIBLE FOR A MOVING COST PAYMENT?

Any business, farm or non-profit organization that qualifies as a displaced person and legally occupies the premises to be acquired on the date of initiation of negotiations for the purchase of the property, or is in occupancy at the time the property is acquired, and either moves or discontinues operation as a result of the acquisition may be eligible for a moving cost payment as the State determines to be reasonable and necessary.

WHAT OPTIONS ARE AVAILABLE FOR MOVING?

There are three options from which an eligible displacee may choose.

1. Under the actual-expense option, an eligible enterprise may elect to have a moving company's bill paid direct or reimbursed.
2. Under the self-move option an eligible enterprise may elect to move themselves and be reimbursed for an amount not to exceed the lower of two bids obtained by the Department of Transportation from qualified moving companies; or an amount based on an estimate made by the Department.

Prior to moving under the above two expense options, the displacee is required to prepare a certified inventory of the personal property to be moved and notify the State when the move will be accomplished.

In addition to the above two options, you may be eligible for reimbursement of your actual, reasonable expenses incurred in searching for a replacement facility, actual direct losses of tangible personal property incurred as a result of the move, and reimbursement for certain actual expenses incurred in the reestablishment of the business as determined to be reasonable and necessary by the Department.

3. Under the third option, a business, farm, or non-profit organization may be eligible for a fixed payment in lieu of the actual moving costs in paragraph 1 and 2 above; said fixed payment may not be less than \$1,000.00 or more than \$20,000.00, said amount based on the average annual net earnings. To qualify for this payment, certain conditions must be met. (See pages 14 & 15)

WHAT ARE THE VARIOUS ACTUAL MOVING EXPENSES THAT MAY BE PAID?

In addition to the reimbursement for the actual cost of transporting your personal property under options 1 and 2, you may also be eligible for such related costs as the following:

1. Machinery disconnection fees and hook-up charges.
2. Utility service charges.
3. Dismantling charges.
4. Reassembly charges.
5. Insurance charges for property moved.
6. Crating and packing charges.
7. Reinstallation service charges.
8. Loading and unloading charges.
9. License, permit or certification fees based on their remaining useful life.
10. Re-lettering signs and replacing existing stationary.
11. The cost to obtain bids or estimates of moving charges.
12. Loss or damage to personal property, if insurance is not available.

WHAT ARE REESTABLISHMENT EXPENSES?

In addition to the actual moving expenses, a small business, farm or non-profit organization may be eligible for certain reasonable actual expenses, not to exceed \$10,000.00, incurred in relocating and reestablishing such entity at the replacement site a partial list of such

expenses may include repairs and improvements required by law, modifications necessary to accommodate the business and make it suitable for operation, limited costs for exterior signing, providing utilities to the replacement, necessary redecoration of replacement, limited advertisement costs of replacement and other items as explained by your agent.

ARE STORAGE BILLS REIMBURSED?

Reasonable storage bills may be reimbursed under the actual expense option if the State determines they are required by the move. Storage bills for the displacee's convenience are not reimbursable. Also, storage charges are not reimbursable if a displacee elects the in lieu option.

WHAT EXPENSES ARE REIMBURSABLE IN SEARCHING FOR A REPLACEMENT FACILITY?

With prior approval, the following expenses are reimbursable up to a maximum of \$2,500.00:

1. Actual travel costs.
2. Costs for meals and lodging while searching.
3. Payment for your time actually spent in searching at a reasonable hourly salary rate.
4. Location fees charged to you by brokers or realtors.

ARE ACTUAL DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY REIMBURSABLE?

Payment for losses of tangible personal property may be made when you decide not to move such property, but a payment of this type may only be allowed after you have made a bona fide effort to sell the item(s). You will be reimbursed for the losses incurred as a result of the sale or the estimated cost of moving the items, whichever is less.

HOW IS ELIGIBILITY DETERMINED FOR IN LIEU OF MOVING PAYMENTS?

1. Businesses or non-profit organization may be eligible for a payment equal to its average annual net earnings, or a sum that is not less than \$1,000.00, and no greater than \$20,000.00 if:
 - a. The business cannot be relocated without a substantial loss in existing patronage, (clientele or net earnings).
 - b. The business owns or rents personal property which is caused to be displaced and the business is either relocated or discontinued.
 - c. The business is not a part of a commercial enterprise that has more than three other establishments engaged in the same or a similar business that is not being acquired.
 - d. The business is not operated at the displacement dwelling or site solely for the purpose of renting such dwelling or site to others.
 - e. The business contributed materially to income of the displaced person during the previous 2 years.
2. Farms may be eligible for a payment equal to their average annual net earnings or a sum that is not less than \$1,000.00 and no greater than \$20,000.00, if:
 - a. The acquisition of part of the land caused the operator to be displaced from the farm operation on the remaining land.

- b. The partial acquisition caused a substantial change in the nature of the farm operation.
3. Non-profit organizations may be eligible for this payment if the requirements listed in 1.a. thru 1.d. above are met.
4. Businesses, farms, and non-profit organizations selecting the in-lieu payment cannot be reimbursed for any additional incidental or related moving expenses.

HOW FAR MAY I MOVE?

You may move any distance you desire; however, the Department of Transportation will not reimburse you for those moving expenses in excess of 50 miles.

WHEN SHOULD I FILE A MOVING COST CLAIM?

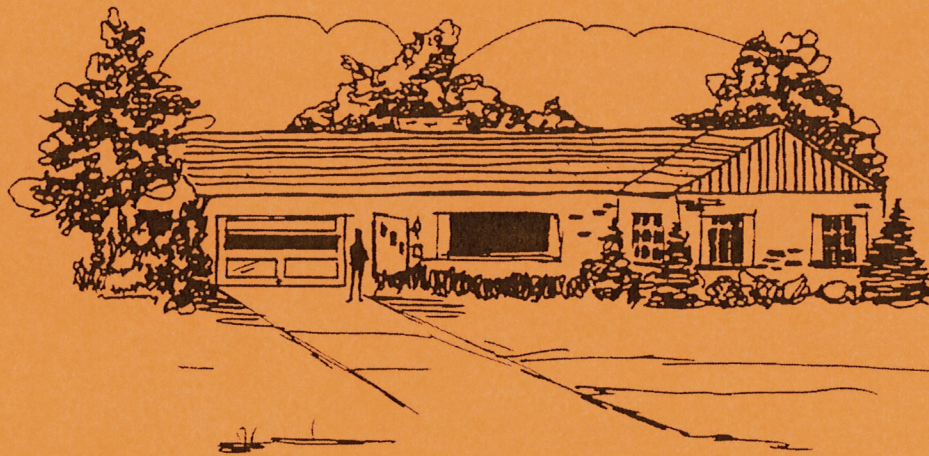
Claims or applications should be filed with the Nevada Department of Transportation no later than 18 months after you have moved.

WHEN WILL I BE PAID?

It normally takes approximately two (2) to four (4) weeks to process a payment after you submit a payment claim request, and, if necessary, receipted bills.

CAN PAYMENT BE MADE DIRECTLY TO A MOVING COMPANY?

If the Department of Transportation contracts with a licensed mover to perform your move, direct payment of the mover's bill will be made by the Department, upon completion of move.



Replacement Housing Payments

REPLACEMENT HOUSING PAYMENTS

WHAT ARE REPLACEMENT HOUSING PAYMENTS?

Replacement housing payments are sums of money that you may be eligible to receive to assist you in obtaining a comparable replacement dwelling.

The type of replacement housing payment will depend on your length of occupancy; the amount of the payment will be determined by the Department of Transportation based on studies on the cost to purchase, rent, or make a down payment on a comparable replacement dwelling.

WHAT IS A "COMPARABLE" REPLACEMENT DWELLING?

For relocation purposes, your Department of Transportation considers a comparable, replacement dwelling to be one which is:

1. Decent, safe and sanitary (DSS).
2. Functionally equivalent to the displacement dwelling with respect to performing the same function, providing the same utility and contributing to a comparable style of living.
3. Adequate in size to accommodate the occupants.
4. In an area not subject to unreasonable adverse environmental conditions.
5. On a site typical in size for residential development with normal site improvements.
6. Fair housing regarding race, color, religion, sex, national origin or handicap.
7. In areas not less desirable than your present dwelling, in regards to utilities and public and commercial facilities.
8. Reasonably accessible to the displacee's place of employment.

9. Available on the market to the displaced person.
10. Within the financial means of the displaced person.

WHAT ARE THE STANDARDS FOR A DECENT, SAFE AND SANITARY DWELLING?

A decent, safe and sanitary dwelling is one which:

1. Conforms with all applicable State, County or local codes and ordinances.
2. Is structurally sound, in good repair and adequately maintained.
3. Has an adequate and safe electric system for lighting and other electrical devices.
4. Has an adequate operating heating system for the living area.
5. Is adequate in size with respect to number of rooms and area of living space.
6. Has a separate, well-lighted bathroom with lavatory, flush toilet, bathtub or stall shower.
7. Has an adequate supply of safe drinking water.
8. Has a kitchen area with a sink and both space and service connections for a stove and refrigerator.
9. Has a legal sewage disposal system connected to all sinks, lavatories and bathtubs.
10. Has a safe unobstructed means of ingress and egress to ground level.
11. Is free of any barriers for use by a displacee who is handicapped.

WHO IS ELIGIBLE FOR REPLACEMENT HOUSING PAYMENTS?

1. If you are an owner-occupant of your home continuously for 180 days or more prior to the initiation of negotiations, you may be eligible for a purchase supplement of an amount not to exceed \$22,500.00 or a rent supplement of an amount not to exceed \$5,250.00, as determined by the Department.

2. If you are an owner-occupant of your home from 90 to 179 continuous days, or if you are a tenant-occupant for 90 or more continuous days prior to the initiation of negotiations, you may be eligible for either a rent supplement or a down payment of an amount not to exceed \$5,250.00, as determined by the Department.
3. If you are an owner-occupant or tenant of a mobile home and/or site, you may be eligible for certain replacement housing payments based on your type and length of occupancy. Because of the various options available to mobile home occupants, the relocation agent will explain your individual benefits in detail.

FOR WHAT REPLACEMENT HOUSING PAYMENT AM I ELIGIBLE?

The various types of replacement housing payments are explained by the types of occupancies as follows:

OWNER-OCCUPANT – 180 DAYS OR MORE

Option 1: Purchase

If you are an owner and have occupied your residence for 180 continuous days or more immediately prior to the initiation of negotiations for the acquisition of your property and you wish to purchase a replacement dwelling, you may be eligible for a payment not to exceed \$22,500.00 that includes the following:

- a. A purchase supplement, if any, which when added to the acquisition price of your residence, equals the reasonable cost of a comparable dwelling. The maximum purchase supplement will be computed by the Department and delivered to you as the “probable replacement housing allowance”.
- b. An amount, if any, for increased interest costs, which when computed provides a lump sum payment which could be used to reduce the amount of the mortgage on the replacement dwelling to an amount which could be amortized with

approximately the same repayment schedule as that remaining for the mortgage on the displacement dwelling.

- c. An amount, if any, for other incidental expenses such as escrow fees and closing costs, but not including any prepaid expenses such as real estate taxes and insurance.

Option 2: Rental

If you choose to rent a decent, safe and sanitary replacement dwelling, you may be eligible for a payment not to exceed \$5,250.00 that includes the following:

- a. A rental supplement, if any, that is determined by subtracting 42 times the monthly market rent of your present residence from either the amount determined by the Department as being necessary to rent a comparable replacement dwelling, or the amount you actually pay for a decent, safe and sanitary replacement dwelling, whichever is less.

OWNER-OCCUPANTS AND TENANT-OCCUPANTS – 90 DAYS OR MORE

Option 1: Rental

If you are an owner and have occupied your dwelling for 90 to 179 days or if you are a tenant and have occupied your dwelling for 90 continuous days or more immediately prior to the initiation of negotiations and you choose to rent a replacement dwelling, you may be eligible for a payment not to exceed \$5,250.00 that is made up of the following:

- a. A rental supplement, if any, that is determined by subtracting your present monthly rent or the market rent from either the amount determined by the Department as being necessary to rent a comparable replacement dwelling, or the amount you actually pay for a decent, safe and sanitary replacement

dwelling, whichever is less. This rental supplement is the calculated increase in your rent for 42 months and is delivered to you as the “probable replacement housing allowance”.

Option 2: Down Payment

If you choose to make a down payment on a decent, safe and sanitary replacement dwelling, you may be eligible for a payment in the amount of \$5,250.00. The payment must be used to purchase a DSS replacement dwelling. The payment may be utilized for eligible incidental expenses, such as escrow fees and closing costs, but not including any prepaid expenses such as taxes and insurance. The down payment to the 90-day owner-occupant may not exceed the purchase differential payment had the displaced owner met the 180-day occupancy requirement. The combined amount of the down payment and incidental expenses cannot exceed the amount computed as your maximum rental assistance payment

WHAT ARE INCIDENTAL EXPENSES?

These are costs that may be incurred by a displaced person when purchasing replacement housing, and include such items as the following:

1. Title search expense.
2. Conveyance contract preparation charges.
3. Land survey cost if the survey is necessary for obtaining a loan or title insurance.
4. Notary public fees.
5. Plat drawing costs.
6. Recording fees.
7. Lending institution appraisal fees.
8. FHA or VA application fees.

9. Structural soundness certification fees.
10. Credit report charges.
11. Title abstract fees and/or title policy fees.
12. Escrow fees.
13. Nevada real property transfer taxes.

If you actually pay such costs, you may be eligible for reimbursement; however, no reimbursement will be allowed for prepaid costs such as real estate taxes and property insurance.

Reimbursement of incidental expenses is based upon a displacee obtaining financing on a replacement dwelling and being notified that they are eligible for such expenses.

Eligibility for the above expenses will not be confirmed until the State has made an offer to purchase and the expenses are determined to be necessary and reasonable.

REPLACEMENT HOUSING DISBURSEMENT

REPLACEMENT HOUSING PAYMENT LIMITATIONS

1. The purchase supplement payment for the 180-day owner-occupant will be the actual amount by which the cost of a decent, safe and sanitary replacement dwelling exceeds the acquisition cost of the displacement dwelling, but not more than the computed entitlement.
2. Down payment replacement housing allowances must be applied to the purchase price of a decent, safe and sanitary replacement dwelling including any related reasonable incidental expenses.
3. Rent supplement payments are limited to the difference between your present rent, or market rent, and the amount you actually pay for a decent, safe and sanitary replacement dwelling, or, if less, the difference between your present rent, or market rent, and the amount determined by the Department of Transportation as being necessary to rent a decent, safe and sanitary comparable replacement dwelling.
4. Rent supplemental payments shall be paid in a lump sum, unless the displaced person who is entitled to the payment requests that it be paid in annual installments.

CAN I CHANGE MY TYPE OF DWELLING?

Yes, the fact that a displaced person decides to move into a different type of dwelling is of no significance other than the replacement dwelling must meet the decent, safe and sanitary standards in order to qualify for a payment. For example, an owner may decide to rent, or a tenant may choose to buy a replacement dwelling.

WHEN MUST I OBTAIN REPLACEMENT HOUSING?

If you are a 180-day owner-occupant, you must have purchased and occupied a decent, safe and sanitary replacement dwelling within one year from the later of the following dates:

1. The date on which you receive the final purchase payment, or the date that the amount of the estimated just compensation is deposited with the court, or
2. The date when you were given the probable entitlement and advised of an available comparable replacement dwelling.

If you are a 90-day owner or tenant-occupant, you must have rented and occupied a decent, safe and sanitary replacement dwelling within 1 year from the date of your move, or if later, the date when the 90-day owner-occupant receives the final purchase payment or the estimated amount is deposited with the court of just compensation.

IS THERE A TIME LIMIT FOR FILING APPLICATIONS FOR REPLACEMENT HOUSING PAYMENT?

Yes, you must file your application no later than 6 months after the expiration of the one year period during which you must have purchased or rented your replacement dwelling. In condemnations, an application should be filed no later than 6 months after final adjudication.

WHEN WILL MY REPLACEMENT HOUSING PAYMENT BE MADE?

It normally takes approximately two (2) to four (4) weeks to process a payment after you have occupied a decent, safe and sanitary replacement dwelling. However, should a financial hardship exist, it may be possible to expedite a payment.

CAN THE PAYMENT BE PAID INTO AN ESCROW?

Yes, this is the most frequent method of payment when a replacement dwelling is purchased. The agent will work with the title company in order to obtain the required documentation.



Self Move Option Fixed Rate Schedule

SELF MOVE OPTION
FIXED RATE SCHEDULES
EFFECTIVE JUNE 16, 2005

Schedule 1

Schedule 2

Furnished DwellingsUn-furnished Dwellings

1 Room	\$ 500
2 Rooms	\$ 700
3 Rooms	\$ 900
4 Rooms	\$1,100
5 Rooms	\$1,300
6 Rooms	\$1,500
7 Rooms	\$1,700
8 Rooms	\$1,900
9 Rooms	\$2,100

1st Room	\$ 350
\$60 per room thereafter	

\$200 per room thereafter

Mobile home occupants will be moved in accordance with Schedule 1 or 2