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TRANSPORTATION CABINET

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Frankfort, Kentucky 40601

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OFFICE OF THE SECRETARY OFFICIAL ORDER 114020

SUBJECT: *Relocation Assistance Guidance Manual*

This manual has been prepared to provide information and guidance to personnel of the Kentucky Transportation Cabinet. Its purpose is to establish uniformity in the interpretation and administration of laws, regulations, policies, and procedures applicable to the operations and services of the Relocation Branch, Division of Right of Way and Utilities, and its relationship with other units of the Cabinet.

The policies and procedures set forth herein are hereby approved and declared effective unless officially changed.

All previous instructions, written and oral, relative to or in conflict with this manual are hereby superseded.

Signed and approved this ____ day of 5/13/2025, 2025.

DocuSigned by:

9DC832F7B94544E...
Jim Gray
Secretary

Approved as to Legal Form

Will Fogle
Will Fogle (May 12, 2025 12:24 EDT)

Office of Legal Services

RELOCATION ASSISTANCE GUIDANCE MANUAL



ISSUED BY

COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET

MAY 2025



Produced by Organizational Management Branch
Office of Human Resource Management

PREFACE

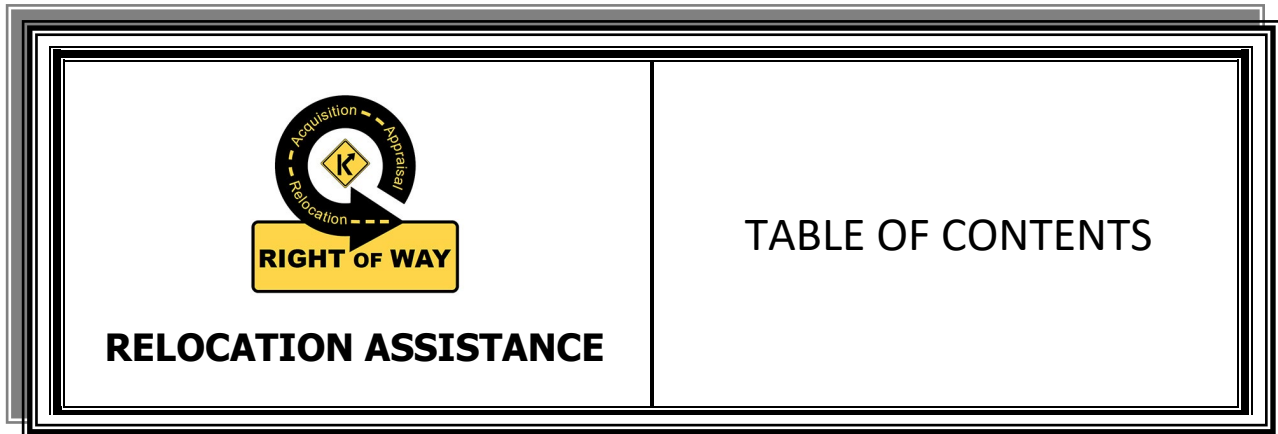
This *Relocation Assistance Guidance Manual* is an authoritative guide, which may reference other department manuals or other authorities. The manual addresses all state and federal requirements for executing the relocation program. This manual provides guidance on statewide policies and standards for relocation transactions to both internal and external customers. The KYTC is a federal-rule state and follows the federal regulations found in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (The Uniform Act). The intent of these laws is to ensure that persons displaced as a direct result of publicly financed projects are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole, and to ensure that agencies implement these regulations in a manner that is efficient and cost effective.

The Kentucky Transportation Cabinet recognizes that projects sometimes present situations that cannot be anticipated or addressed in formal policy. Complex or unique relocations should be considered individually. This manual will be updated as necessary to conform to changes in law, regulations, and department organization as these events occur. It will also be revised to incorporate better practices identified through quality control and quality assurance. When appropriate, there may be deviations from these written procedures due to changes in personnel, policies, interpretation, law, experimentation with different systems, or simply evolution of the process itself. The Director of the Division of Right of Way and Utilities is authorized to interpret, clarify, or approve exceptions to provisions of this manual. This may be done where application of policy as written might be misunderstood or have an unintended effect when applied to special situations.

The *Relocation Assistance Guidance Manual* supports this understanding of the sensitivity and importance of the relocation process and encourages sensitivity to the needs and concerns of citizens who are affected by relocation activities. This manual will be used not only by KYTC staff, but also by local public agencies who acquire property for state- and federally-funded projects and by prequalified right-of-way consultants. The *Relocation Assistance Guidance Manual* is a living document that will change as laws and regulations change and more effective management practices evolve. All users of this manual are hereby made aware that all federal and state laws and regulations, whether mentioned herein or not, must be observed and followed to be in compliance with KYTC requirements. Users are encouraged to advise the Director of the Division of Right of Way and Utilities of the need for corrections or provide suggestions that would improve the content of this manual.

Correspondence should be addressed to:

Kentucky Transportation Cabinet
Division of Right of Way and Utilities
200 Mero Street, Frankfort KY 40601
Attn: Director, Division of Right of Way and Utilities



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 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>INTRODUCTION</p>
	<p><i>Subject</i></p> <p>Design of This Guidance Manual</p>

ORGANIZATION & NUMBERING

Chapter Title—The subject matter in the manual is divided into chapters. The chapter title appears in the upper right-hand corner of the first page of a subject and in the upper left-hand corner of any subsequent page.

Sections—Some chapters are divided into sections. Each section title, instead of chapter title, appears in the upper right-hand corner of the first page of a subject and in the upper left-hand corner of any subsequent page.

Subjects—Chapters and sections are arranged by subjects.

Subject Number—Each subject is assigned a number, which appears in the upper right-hand corner of each page of the subject. For example, Chapter 300 includes subject 301, followed by subject 302, which is divided into section subjects 302-1 through 302-2.

Subject Title—The title of a subject appears in the upper right-hand corner of the first page of a subject and in the upper left-hand corner of any subsequent page.

“RA” Prefix—Preceding each subject number, this prefix stands for the manual title *Relocation Assistance*.

Date—The latest issuance date of a subject appears at the bottom of each page of the subject. This date agrees with the latest issuance date shown for the subject in the Table of Contents ([RA-01](#)).

Page Numbering—Each subject has its own page numbering, which appears at the bottom of each page.

LOCATING**INFORMATION**

Indexes—Two indexes appear at the front of the manual:

- **Table of Contents (RA-01)**—This index at the front lists the titles of the manual’s chapters and sections and their subjects, as well as other information, in numerical order. It includes the latest issuance dates of all the subjects. As the manual matures, these dates change.
- **Glossary (RA-02)**—This index at the back gives a brief but detailed description of commonly used terms and subjects in the Relocation Assistance Program.

Subject Numbers within Narrative—A subject number within the narrative on a page directs the user to more information about the subject.

QUESTIONS


Whom to Contact—For answers to questions about the contents of the manual, please contact:

Division of Right of Way and Utilities
Transportation Cabinet Office Building
200 Mero Street
Frankfort, KY 40622
(502) 564-3210
<https://transportation.ky.gov/RightofWay/Pages/Relocation.aspx>

For copies of the manual, please contact:

Organizational Management Branch
Transportation Cabinet Office Building
200 Mero Street
Frankfort, KY 40622
(502) 564-4610



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>ADMINISTRATION</p>
	<p><i>Subject</i></p> <p>Purpose & Authority</p>

PURPOSE This manual details the policies and procedures used by Kentucky Transportation Cabinet (KYTC) personnel to establish uniformity in the interpretation and administration of law, policies, regulations, and procedures applicable to the operation of relocation assistance activities within the Division of Right of Way and Utilities.

AUTHORITY The laws, rules, and regulations listed below establish the authority of the KYTC’s Right of Way Relocation Assistance Program.

All CFRs (Code of Federal Regulations) may be accessed online at:

<https://www.ecfr.gov/>

All KRSs (Kentucky Revised Statutes) and KARs (Kentucky Revised Regulations) may be accessed online at:

<https://apps.legislature.ky.gov/lrcsearch#tabs-2>

- [23 CFR](#), Part 710, Right-of-Way and Real Estate
- [49 CFR](#), Part 24, Uniform Relocation Assistance and Real Property Regulations for Federal and Federally Assisted Programs
- [KRS 56.610—KRS 56.760](#) (Relocation Assistance Authorized)
- [600 KAR 3:010](#), Relocation Assistance Payments of the Transportation Cabinet

Pursuant to 49 CFR 24.8, implementation of the Relocation Assistance Program shall comply with other federal laws and implementing regulations.

FEDERAL**AUTHORIZATION**

On January 2, 1971, the United States Congress enacted Public Law 91-646, *The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970* (The Uniform Act).

Title II of The Uniform Act establishes a uniform policy for the fair and equitable treatment of persons displaced as a result of federal and 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.

STATE**AUTHORIZATION**

KYTC is authorized by KRS 56.620 to comply with The Uniform Act.

FEDERAL REGULATIONS

49 CFR, Part 24, regulates KYTC's Relocation Assistance Program on federal and federally-assisted projects.

STATE REGULATIONS


KYTC is a Federal Rule state and follows all provisions of 49 CFR, Part 24, which are expanded to include KYTC projects that are funded exclusively with state funds.

APPLICABILITY

The procedures prescribed herein are applicable to:

- All federal and federal-aid highway projects on which an individual, family, business, farm, or nonprofit organization is required to relocate or discontinue operations
- All KYTC projects funded entirely with state funds
- All real property acquired by KYTC for other agencies when specifically authorized by such agencies



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>ADMINISTRATION</p>
	<p><i>Subject</i></p> <p>Program Assurances</p>


POLICY

In accordance with the provisions of [49 CFR, Part 24.4](#), assurances of compliance with federal regulations have been submitted to the Federal Highway Administration (FHWA) and approved.

The Director of the Division of Right of Way and Utilities will submit assurances to FHWA with each final revision of the relocation assistance procedures.

The Kentucky Transportation Cabinet (KYTC) shall take appropriate measures to carry out these procedures in a manner that minimizes fraud, waste, and mismanagement.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>ADMINISTRATION</p>
	<p><i>Subject</i></p> <p>Organizational Structure</p>

CENTRAL OFFICE The Director of the Division of Right of Way and Utilities is responsible for the administration of the Kentucky Transportation Cabinet (KYTC) Relocation Assistance Program.

The Relocation Branch Manager is directly responsible for the detailed administration and supervision of the Relocation Assistance Program within policy limits established by KYTC. Additionally, the Central Office right-of-way relocation specialists assist in implementing and supervising the program.

DISTRICT OFFICES The right-of-way supervisor for each district is responsible for the Relocation Assistance Program in the district and shall:

- Assign a right-of-way agent as the relocation agent, who will be responsible for all relocation and evaluation functions in the district.

Note: The relocation agent will not be assigned any additional duties that will interfere with the performance of serving as the district’s relocation agent.

- Appoint relocation agent(s) who will be responsible for computing replacement housing and rental assistance payments as required.
- Assign additional relocation agents to assist the district relocation agent, as needed.
- Take appropriate measures to carry out these procedures in a manner that minimizes fraud, waste, and mismanagement.

RELOCATION AGENTS Using assigned staff, KYTC is to administer the Relocation Assistance Program. If it becomes necessary to contract with an individual, firm, corporation, or a federal, state, or private agency, the District Right-of-Way Supervisor shall recommend such contract in writing to the Director of the Division of Right of Way and Utilities. Contractors and assigned staff shall comply with all qualification requirements and procedures outlined in the *Right of Way Guidance Manual* and this *Relocation Assistance Guidance Manual*.

RELOCATION AGENTS**(CONT.)**

A relocation agent may:

- Negotiate with the owner to purchase a parcel and provide relocation assistance services to the parcel owner.
- Provide relocation assistance services and deliver relocation checks on assigned parcels when a relocation specialist, the Relocation Branch Manager, or the Director of the Division of Right of Way and Utilities has approved the claim for payment, thereby allowing the districts and consultants to administer the program with one relocation agent.

A replacement housing evaluator can compute and present a replacement housing offer to a displacee when a relocation specialist, the Relocation Branch Manager, or the Director of the Division of Right of Way and Utilities has approved the computation, thereby allowing the districts and consultants to administer the program with one relocation agent.

BASE OF OPERATIONS

The district office is to be the base of operations, maintaining all informational material, forms, and records for administering the Relocation Assistance Program. Whether the program is administered from the district office, a subsidiary office, or an office established by a consultant, regular office hours shall be maintained unless other office hours are specified in the contract for consulting services.


If it is necessary to establish a subsidiary office for a project, the right-of-way supervisor is to consider the location of the project, the number of people being displaced, and the accessibility of the district office. The supervisor shall submit a subsidiary office recommendation to the director in the relocation plan at the right-of-way stage.

Once the subsidiary office is established, the supervisor shall furnish, through local advertising media, a notice of the days and hours it will be open to serve the needs of those desiring assistance. Office hours shall be commensurate with the workload and needs of the people being displaced and may include evening hours when necessary.

RELOCATION SERVICES**PROVIDED BY OTHERS**

Whether relocation services are provided by a consultant, a local public agency, or other subagent of KYTC, services on all federal and state projects shall be provided in accordance with policies and procedures as outlined in the *Right of Way Guidance Manual* and this *Relocation Assistance Guidance Manual*.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>ADMINISTRATION</p>
	<p><i>Subject</i></p> <p>Training</p>

OVERALL DIVISION RESPONSIBILITIES

The Division of Right of Way and Utilities is responsible for acquiring right of way for transportation projects. Policies and procedures described in the *Right of Way Guidance Manual* and this manual assure compliance with federal and state regulations ([49 CFR Part 24](#) and [600 KAR 3:010](#), respectively).

Only staff or contract personnel meeting minimum qualifications described in the Personnel Cabinet’s job class specifications or the division’s prequalification requirements shall perform relocation agent functions. No person, whether division or district staff, subagents, or contract personnel, shall be given an assignment until he or she has:

- Received training in that function
- Worked sufficiently with an experienced person
- Demonstrated to management that he or she:
 - ◆ Has a clear understanding of current policies and procedures
 - ◆ Can perform required tasks with minimal supervision

CENTRAL OFFICE RESPONSIBILITIES

The Relocation Branch Manager shall develop and offer the following training sessions upon request and as schedules and budgets permit:

- Workshops that introduce right-of-way employees to policies and procedures
- Advanced sessions in various disciplines as needed

RIGHT-OF-WAY

SUPERVISOR

RESPONSIBILITIES

District Right-of-Way Supervisors shall coordinate with the Relocation Branch Manager to provide training for district staff. Sources of training include:

- Assignment to work with an experienced staff member, either in the trainee’s own district or in another district
- Educational seminar presented by a recognized professional organization
- Training seminar provided by the Federal Highway Administration
- Training seminar conducted by the Division of Right of Way and Utilities


CONSULTANT &

SUBAGENT

RESPONSIBILITIES

See *Right of Way Guidance Manual* ([ROW-900](#))



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Cost Estimates</p>

**LOCATION
EVALUATION**

Upon request, the district relocation agent, or consultant, shall conduct a field inspection of proposed routes to prepare a realistic relocation cost estimate based on his or her experience in the project area.

The agent shall carefully consider the type of business being displaced, since the cost to relocate businesses can vary significantly. For example, it costs less to relocate a small business than it does to relocate a feed mill, warehouse, or large retail operation.

The agent shall also consider the type of home being acquired and the estimated household income when preparing a relocation cost estimate. Project relocation costs will be higher when there is a shortage of comparable replacement housing, and if low-income or handicapped occupants are displaced.


**SUBMITTAL
PROCEDURES**

The individual estimating relocation costs shall place a copy of the estimate, along with field notes and a parcel-by-parcel estimate of cost, in the district’s project folder.

Copies of all relocation estimates and any limiting conditions are provided to the following:

- District Right-of-Way Supervisor
- District Project Development Branch Manager
- Central Office Acquisition and Relocation Branch Managers



 <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>CONCEPTUAL STAGE</p>
	<p><i>Subject</i></p> <p>Environmental Assessments, Studies, & Estimates</p>

INTRODUCTION A project is in the “conceptual stage” until such time as its location and design concept are approved.


ENVIRONMENTAL ASSESSMENT The *National Environmental Policies Act (NEPA) of 1969*, as amended, requires an environmental impact assessment for all federal projects to ensure that social impacts to communities and people are recognized early in the transportation decision-making process.

STUDIES & ESTIMATES Upon request from the Division of Environmental Analysis, district relocation staff, contractors, or subagents of the Kentucky Transportation Cabinet (KYTC) provide input regarding social, economic, and environmental effects of proposed projects for preparation of:

- Environmental Impact Statements
- Environmental Assessments
- Categorical Exclusions
- Feasibility Studies
- Alternative Route Locations
- Project Scoping
- Other Assignments

Before the District Right-of-Way Supervisor assigns staff to work on a study or estimate, the Division of Environmental Analysis shall identify a project to which staff can make charges.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>CONCEPTUAL STAGE</p>
	<p><i>Subject</i></p> <p>Preparing a Conceptual Stage Relocation Report (CSRR)</p>

TIMING OF REPORT The Conceptual Stage Relocation Report (CSRR) is prepared prior to final location approval to identify project relocation impacts.

RESPONSIBILITIES The Division of Environmental Analysis (DEA) is responsible for developing the environmental document, which typically is prepared by a consulting firm. The CSRR (which is incorporated into the environmental document for a transportation project) may be prepared by the district relocation staff or by a consultant.

The district relocation staff and environmental coordinator are jointly responsible for developing and including socioeconomic data in the environmental document and, as such, should coordinate data collection to avoid duplication of efforts.

The DEA will advise the right-of-way supervisor when a CSRR is needed. The DEA and supervisor will review workload and time schedules to determine if the CSRR will be prepared by the district relocation staff or by a consultant.

When the district prepares the CSRR, the right-of-way supervisor will provide a copy of the report to the Relocation Branch Manager and a copy to FHWA on interstate and NHS projects.

Costs incurred to secure and assemble the required information are charged to the appropriate project using design funds.

REPORT PURPOSE The CSRR is intended to identify projected relocation impacts. The depth of the report shall be directly proportional to the scope of relocation impacts on the proposed alternates. The CSRR shall include a relocation plan for orderly and humane relocation of persons displaced by a project without creating adverse impacts or costly delays.

REPORT PURPOSE**(CONT.)**

If an inadequate supply of comparable replacement housing is anticipated at the time a project is expected to be under way, the CSRR shall include potential last-resort housing options for each alternate under study. (See [RA-1300](#), “Last-Resort Housing.”)

DATA SOURCES

The CSRR shall reference the sources of data utilized.

Primary sources should be utilized only when secondary sources cannot supply the information needed.

- **Primary Data Sources**—Any person such as an individual, family, business, etc., located within the proposed corridor alignment
- **Secondary Data Sources**—All information sources other than primary

All data shall be dated according to its original compilation date.

DATA TO BE**OBTAINED**

When requested by the DEA, the district relocation staff will be responsible for providing the following conceptual stage relocation data for inclusion in the environmental assessment document:

- Comparative table of relocation impacts and estimated costs for each alternate
- Discussion of the project's specific objectives
- Discussion of the communities and neighborhoods affected by the project, including divisive or disruptive effects (such as, separation from community facilities, such as churches, schools, parks), special relocation considerations, and measures proposed to resolve relocation concerns
- Estimation of the following relocation impacts:
 - ◆ The number of households to be displaced, including:
 - The number of owner-occupied households
 - The number of tenant-occupied households
 - ◆ The income range of the affected households and the income range of the affected neighborhoods or communities
 - ◆ The percentage of low-income households to be displaced and the percentage of low-income households in the affected neighborhoods or communities

**DATA TO BE
OBTAINED (CONT.)**

- ◆ The percentage of minority (racial, national origin, or ethnic) households to be displaced and the percentage of minority households in the affected neighborhoods or communities
- ◆ The percentage of elderly households to be displaced in relationship to the total households being displaced
- ◆ The percentage of households containing five or more family members
- ◆ The number of handicapped or disabled residential occupants for whom special assistance services may be necessary
- Discussion of the type of homes being acquired, including occupancy status (owner/tenant), size, number of bedrooms, age, condition, and price range
- Discussion of the neighborhoods into which displacees will likely relocate, the expected impact due to displacees seeking homes in those areas, potential adverse environmental factors present in those areas, and seasonal or other considerations (such as, plant expansions, other projects competing for housing resources) that must be considered with regard to timing of the project, including:
 - ◆ Estimation of the distance from the project to the neighborhoods into which displacees will likely relocate
 - ◆ Discussion of the makeup of the neighborhoods into which displacees will likely relocate (such as racial and ethnic composition, availability of community facilities)
 - ◆ Comparison of the number of available decent, safe, and sanitary houses in the area with the housing needs of displacees (to include occupancy status [owner/tenant], size, number of bedrooms, age, condition, and price range)
- Description of special relocation advisory services that will be necessary for identified unusual conditions or unique problems (such as, handicapped or disabled displacees, problems of the elderly, racial and ethnic considerations, or non-English-speaking persons) and comments on governmental and social agencies available to serve these particular needs

**DATA TO BE
OBTAINED (CONT.)**

- Discussion of actions proposed to remedy insufficient relocation housing that includes a commitment to use last resort housing provisions, if necessary

Note: If a project has a large number of residential displacements, a complete last-resort housing plan may be necessary. (See [RA-1300](#), “Last Resort Housing.”)

- Estimation of the number, tenure (owner/tenant), type, and size of businesses, farms, and nonprofit organizations to be displaced, including:
 - ◆ Discussion of special business characteristics, services to specialized clientele, or cultural orientation
 - ◆ Approximate number of employees for each operation and, if ascertainable, the general impact of the displacements on the economy of the community
 - ◆ Available sites in the areas into which the affected operations may relocate, the likelihood of such relocation, and impacts on remaining businesses, whenever possible
- Estimation of the number and tenure (owner/tenant) of businesses, farms, and nonprofit organizations affected by proximity, including:
 - ◆ Discussion of special business characteristics, services to specialized clientele, or cultural orientation
 - ◆ Approximate number of employees for each operation and, if ascertainable, the general impact of possible displacements on the economy of the community
- Discussion of the results of early consultation with local governments and any early consultation with businesses potentially subject to displacement, to include:
 - ◆ Planning for incentive packaging, such as tax abatement, flexible zoning, and building requirements
 - ◆ Advisory assistance that has been or will be furnished
 - ◆ Other appropriate information


**DATA TO BE
OBTAINED (CONT.)**

- Documentation of the results of discussions with local officials, social agencies, and such groups as the elderly, handicapped, nondriver, transit-dependent, and minorities regarding the relocation impacts
- Discussion of any potential hazardous waste concerns

Note: A report shall be provided to the district environmental coordinator any time the presence of hazardous waste is suspected. Matters pertaining to hazardous waste will be handled in accordance with the *Right of Way Guidance Manual*; **RA-600**, “Nonresidential Moves;” and **RA-603**, “Hazardous Wastes and Substances.”

- Discussion of any publicly-owned lands that may require consideration for functional replacement of real property in public ownership and the results and decisions of any meetings with property owners or jurisdictional agencies where the potential for functional replacement exists pursuant to [23 CFR 710.509](#)
- Discussion of the most efficient and effective way to accomplish project goals, including the lead time required
- Statement that the acquisition and relocation program will be conducted in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as amended
- Statement that relocation resources are available to all displacedes without discrimination



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Project Report & Scoping Meeting</p>

RESPONSIBILITIES Promptly after right-of-way acquisition is authorized on a project, the District Right of Way Supervisor shall determine if staff or consultant services are required. The supervisor shall review and discuss with the Relocation Branch Manager, the need for relocation agents.

TC 62-75, PROJECT REPORT Completion of [TC 62-75, Project Report](#), shall be required for all projects, including Local Public Agency (LPA) projects, when the acquisition of right of way is necessary. TC 62-75 is necessary for understanding a project’s complexity, as it provides a detailed description of each parcel and its improvements, the property being acquired, types of necessary relocations, and how the property will be valued.

After receiving notice that a project report is needed, district staff shall promptly prepare a TC 62-75 in coordination with the district relocation agent. The district relocation agent shall thoroughly review approved plans and inspect the project to identify displacements. All anticipated displacements shall be listed on the TC 62-75, with a detailed description of the potential relocation needs.

If the District Right-of-Way Supervisor determines consultant services are required, an additional TC 62-75 shall be completed by the consultant.

The district relocation staff or consultant shall prepare the TC 62-75 in compliance with the following requirements:

- Only qualified persons may complete the TC 62-75.

Note: For the purposes of this section, “qualified person” is defined as staff personnel with at least the classification of a Right of Way Agent III position, or consultant personnel designated as a Level II Buyer or above.

**TC 62-75,
PROJECT REPORT
(CONT.)**

- The District Right of Way Supervisor shall review and approve all staff and consultant project reports.
- The Consultant Project Manager shall review and approve consultant managed projects.
- All approved TC 62-75 forms shall be submitted electronically to the Appraisal, Acquisition, and Relocation Branch Managers in the Division of Right of Way and Utilities for final approval.
- Right-of-way activities shall not begin until receiving final approval from the Appraisal, Acquisition, and Relocation Branch Managers in the Division of Right of Way and Utilities.

SCOPING MEETING**OVERALL GOAL**

The goal of a scoping meeting is to provide a detailed process by which the Kentucky Transportation Cabinet (KYTC) and district want a project to progress. It is recommended that all persons involved with a right-of-way project attend the scoping meeting.

ATTENDEES

Consultant attendees should include the following:

- Project Manager
- Appraiser
- Review Appraiser
- Acquisition Agents
- Relocation Agents

District attendees should include the following:

- Right of Way Supervisor
- Property Management Agent
- Acquisition Agents
- Relocation Agent
- Utility Agent
- Design Project Manager
- Branch Manager of Project Development,
- District Environmental Coordinator
- Design Consultant (if needed)

ATTENDEES**(CONT.)**

Central Office attendees should include the following:


- Division Director
- Assistant Directors
- Acquisition Branch Manager and staff
- Relocation Branch Manager and staff
- Appraisal Branch Manager
- Staff Reviewer
- Professional Services

PROJECT PROCESS**GUIDELINES**

The following are general guidelines which the District Right of Way Supervisor or District Project Manager should adhere to, as determined during the scoping meeting. This is not an exhaustive list. The scoping meeting requirements for a project should be adjusted by the district to fit the specific project being scoped.

- Establish a timeline for submittal of the Acquisition Stage Report, to include memoranda, all worksheets, [TC 62-77](#), *Relocation Record of Contacts*, [TC 62-50](#), *Mortgage Interest Rates*, [TC 62-97](#), *Relocation Status Report*, and other relevant information.
- Priorities of all owner-occupied and tenant-occupied parcels, as well as parcels with improvements completed first, are set by district personnel.
- The relocation agent should attempt to accompany the appraiser at the initial meeting on all relocation parcels involving owner/tenant occupants.
- Relocation computations shall begin upon approved appraisal for all owner occupants, and establish the timeline for submittal of Replacement Housing Payments (RHP) or Tenant Computations. (District personnel are to monitor these submittals.)
- The Relocation Status Report is submitted electronically twice monthly to the District Right of Way Supervisor, Project Manager or District Designee, and Relocation Branch Manager.
- The District Right of Way Supervisor and Property Management Agent shall be notified electronically when a property has been vacated.
- Separate Relocation files



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Preparing an Acquisition Stage Relocation Report (ASRR)</p>

TIMING OF REPORT Promptly after right-of-way acquisition is authorized, the Relocation Branch Manager, or designee, will advise the District Right-of-Way Supervisor that an Acquisition Stage Relocation Report (ASRR) is needed.

RESPONSIBILITIES The district relocation staff, or consultant, shall prepare the ASRR promptly after receiving notice that the report is needed.

Note: An ASRR is required on all projects requiring right-of-way acquisitions.

REPORT PURPOSE The ASRR is intended to identify relocation impacts based on approved plans and personal interviews with persons actually being displaced by the project. Personal interviews are conducted with displacees to determine their relocation needs and develop a relocation plan.

If the supply of comparable replacement housing is inadequate when right-of-way acquisition is authorized, the ASRR shall include recommended last resort housing options. (See [RA-1300](#), “Last Resort Housing.”)

IDENTIFYING DISPLACEMENTS The district relocation agent, or consultant, shall thoroughly review approved plans and inspect the project to identify displacements. A displacement is presumed to occur on any parcel from which an improvement is acquired, until the relocation agent, or consultant, personally interviews the property owner, inspects the parcel, and confirms otherwise. Likewise, when the agent observes personal property within an acquisition area, he or she shall identify the parcel as a relocation parcel.

Sometimes it is not readily apparent that an acquisition will cause a displacement, particularly when a partial acquisition occurs. The district relocation agent, in coordination with other Kentucky Transportation Cabinet (KYTC) personnel, shall determine if a displacement may occur as a result of a partial acquisition.

**IDENTIFYING
DISPLACEMENTS
(CONT.)**

The agent may consider the probable effect in the after situation of each of the following circumstances to the occupants of real property subject to a partial acquisition. The decision can be made when preparing the ASRR or when additional information becomes available resulting in a change in the initial decision.

The district relocation agent may determine that a displacement occurs with the existence of only one of the circumstances set forth below.

➤ **Residential Displacements**

- ◆ Design safety standards
- ◆ Severance of building
- ◆ Change in highest and best use
- ◆ Impairment or reduction of access
- ◆ Change in neighborhood situation
- ◆ Elevation of new roadway
- ◆ Viable living unit (septic or water system taken) in the after situation
- ◆ Project effects on decent, safe, and sanitary status of dwelling in the after situation (such as, proximity of proposed right of way to dwelling)
- ◆ Appraiser's opinion of after situation
- ◆ Local, state, or federal code requirements
- ◆ Other circumstances or factors that, in the judgment of the Relocation Branch Manager, or designee, would justify giving the occupant the option to relocate

➤ **Nonresidential Displacements**

- ◆ Design safety standards
- ◆ Severance of building
- ◆ Change in highest and best use
- ◆ Impairment or reduction of access
- ◆ Substantial reduction of parking facilities in the after situation
- ◆ Irreparable disruption of internal traffic
- ◆ Type of business (such as, walk-in clientele, length of average visit, business transactions conducted off-site)
- ◆ Impact of road design on operation of business
- ◆ Ability to obtain operating permits in the after situation
- ◆ Appraiser's opinion of after situation
- ◆ Local, state, or federal code requirements
- ◆ Other circumstances or factors that, in the judgment of the Relocation Branch Manager, or designee, would justify giving the occupant the option to relocate

IDENTIFYING**DISPLACEMENTS****(CONT.)**

The Relocation Branch Manager, or designee, shall make the final determination of displacement when such a decision would appear to conflict with the conclusion in KYTC's approved appraisal regarding the remaining property.

When a displacement occurs with a partial acquisition, the relocation agent, or consultant, shall document the reasoning used to arrive at the determination on [TC 62-77](#), *Relocation Record of Contacts*.

DATA SOURCES

The district relocation staff, or consultant, shall interview people actually being displaced to gather worksheet information. All questions asked, answers given, and the date of contact shall be recorded on [TC 62-77](#), *Relocation Record of Contacts*.

When an owner-occupied residence is being acquired, local lending institutions shall be contacted to obtain prevailing mortgage interest rates, which shall be recorded on [TC 62-50](#), *Mortgage Interest Rates*.

DATA TO BE**OBTAINED**

When the District Right-of-Way Supervisor is advised that an ASRR is needed, the district relocation staff, or consultant, will interview and obtain worksheet information for each displacee.

REPORT SUBMITTAL

After interviewing all displacees and developing a project relocation plan, the district relocation staff, or consultant, will submit through the District Right-of-Way Supervisor an ASRR to the Relocation Branch Manager.

Documentation will include:

- A memorandum discussing all relocation aspects of the project, with particular attention given to any potential relocation problems (such as, an inadequate supply of comparable replacement housing or nonresidential replacement sites; the need for last resort housing funds; low-income, elderly, or handicapped displacees)

The memorandum shall include the following statements:

- ◆ *"The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended."*
- ◆ *"Relocation resources are available to all displacees without discrimination."*

**REPORT SUBMITTAL
(CONT.)**

The memorandum shall include:

- ◆ Identification of the project, including the following:
 - Description of the project
 - Total number of residential owner/tenant, business, farm, nonprofit organization, sign, and personal property move displacements
- ◆ Assurances
- ◆ The HUD Income Limits for the project area (if residential relocations are present)
- ◆ A summary of parcels identifying the type of relocation, details of the relocation, anticipated concerns, possible solutions, last resort housing needs, and pictures of the property
- ◆ An analysis of the real estate market in the project area
- ◆ The estimated amount of lead time required to carry out a timely, orderly, and equitable relocation program
- ◆ Identification of resource limitations, if perceived
- ◆ Discussion of any potential hazardous waste concerns

Note: When the relocation agent suspects any potential hazardous waste may be encountered, a report shall be provided to the district environmental coordinator.

Matters pertaining to hazardous waste shall be handled in accordance with the *Right of Way Guidance Manual*, and this *Relocation Assistance Guidance Manual*, specifically sections **RA-600**, “Nonresidential Moves,” and **RA-603**, “Hazardous Wastes and Substances.”

- TC 62-97, *Relocation Status Report*

Note: The agent shall submit an updated TC 62-97, *Relocation Status Report*, as detailed in **RA-306** and **RA-307**. The district shall upload the TC 62-97, *Relocation Status Report*, to the KYTC database system.

- A current TC 62-50, *Mortgage Interest Rates*, when an owner-occupied residential displacement will occur

**REPORT SUBMITTAL
(CONT.)**

- Worksheets: TC 62-208, *Non-Residential Worksheet*; TC 62-228, *Personal Property Move Worksheet*; or TC 62-214, *Replacement Housing Payment Worksheet – Residential*, for all displacees


- TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

ASSR UPDATES

ASRR ADDENDUM shall be updated when additional relocations are identified.



 RELOCATION ASSISTANCE	<i>Chapter</i> PROJECT ACTIVITIES
	<i>Subject</i> Protective Rent

POLICY Prior to a property’s acquisition (residential or nonresidential), the Kentucky Transportation Cabinet (KYTC) may lease vacant property scheduled to be acquired by KYTC (or property that is vacated after initiation of negotiations on the parcel), when doing so will be less costly for KYTC than relocating a potential subsequent tenant.

These leases require prior written approval of the Director of the Division of Right of Way and Utilities.

RECOMMENDATION FOR PAYMENT OF PROTECTIVE RENT

The right-of-way supervisor shall be responsible for recommending payment of protective rent, subject to the following:

- Before recommending payment of protective rent, consideration shall be given to the district’s ability to promptly initiate negotiations and, if necessary, proceed with condemnation.
- When KYTC is paying protective rent for a property prior to the beginning of appraisal work on the project, the right-of-way supervisor shall ensure maximum coordination among appraisal, acquisition, and relocation assistance to facilitate timely acquisition of that property.
- Priority shall be given to ordering and reviewing an appraisal, presenting an offer to purchase to the owner, carrying out subsequent negotiations, and obtaining a prompt closing or right of entry.
- The right-of-way supervisor shall submit a detailed estimated timeline of completion of negotiations and closure of parcel(s).

RENTAL AMOUNT The rental amount shall not exceed the market rent for like units within the area or community, and shall be negotiated, taking into account the following factors:

**RENTAL AMOUNT
(CONT.)**

- The rent payment is assured.
- No one will actually occupy the property; therefore, no clean-up, painting, or improvements will be needed.
- The owner shall be responsible for maintenance.
- The owner shall pay all water, gas, electrical, or other utility expenses which may be assessed against the property.
- Negotiations shall begin at a monthly rent no higher than the most recent monthly rent paid for the property.


The district shall document the reasoning used and facts considered in determining the need for a protective lease, which will be made on a month-to-month basis.

The right-of-way supervisor is responsible for having a [TC 62-102, Protective Rental Agreement](#), executed with prior written approval of the Director or Assistant Director of the Division of Right of Way and Utilities.

CLAIM SUBMITTAL

The claim for payment shall be submitted to the Central Office Acquisition Branch. The [Right of Way Guidance Manual](#) details the procedures for submitting a claim.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Relocation Records</p>

PARCEL FILES

Records of relocation activities will be kept in each district, including:

- Project and parcel identification
- Names, addresses, telephone numbers, social security numbers, and federal identification numbers of displacees
- Payments and services offered
- Payment claim support documentation
- A [TC 62-77](#), *Relocation Record of Contacts*, documenting each meeting or telephone call with the displacees and other involved parties

PROJECT BASIS

Each district office shall maintain the following information on a project basis:

- Copies of federal and state regulations pertaining to the Relocation Assistance Program ([49 CFR Part 24](#) and [600 KAR 3:010](#))
- All forms necessary to assist the displacee in filing a claim for payment offered under this program
- Copies of the Kentucky Transportation Cabinet (KYTC) Relocation Assistance [brochure](#)

Each district office shall take necessary measures on a project basis to provide displacees with the following information:

- Current and continuing list of replacement dwellings available without regard to race, color, religion, sex, or national origin, and suitable in price, size, and condition for those being displaced
- Current and continuing list of comparable commercial properties and locations for displaced businesses

PROJECT BASIS (CONT.)

- Current financial data from lending and loan-insuring agencies in the area, that includes:
 - ◆ Interest rates and terms
 - ◆ Down-payment requirements
 - ◆ Closing costs
 - ◆ Rental rates
 - ◆ Security deposits
 - ◆ Utility deposits
 - ◆ Other financial information helpful to displacees

- A map or sketch, when appropriate, showing the locations of schools, churches, parks, playgrounds, shopping facilities, and available local metropolitan bus routes

- Schedules and costs of public transportation that serve the area


- Other important information of value to the displacee in a particular area

RECORD KEEPING

KYTC shall maintain adequate records of its acquisition and displacement activities in sufficient detail to demonstrate compliance with [23 CFR](#) section 710.201 (f) and [49 CFR Part 24](#) and the decisions that have been made. These records shall be retained for a minimum of three years past project closeout or after each owner of a property and each person displaced from the property receives the final payment to which he or she is entitled under this part, or in accordance with the applicable regulations of the federal funding agency, whichever is later.

Records maintained by KYTC in accordance with this part are confidential regarding their use as public information, unless applicable law provides otherwise.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Relocation Reports</p>

RELOCATION

PROJECT SUMMARY

The District Right-of-Way Supervisor shall ensure that [TC 62-97, Relocation Status Report](#), is kept current for all active relocation projects in the district, whether staff or consultants perform the relocation. The supervisor shall provide a current TC 62-97 for each active project to the Relocation Branch Manager, or designee, quarterly, unless requested more frequently as the project’s letting date nears. When relocation is completed on a project, the TC 62-97 shall be noted as a “Final Report.”

SPECIAL REPORTS

If Central Office requires a special relocation report from a district, the request shall be in writing to the District Right-of-Way Supervisor and specify a completion deadline. If unclear on the request or if the deadline cannot be met, the supervisor shall contact the Relocation Branch Manager or designee.


ANNUAL FEDERAL REPORT

Central Office shall submit a report annually to the Federal Highway Administration (FHWA) that is to be compiled from data supplied by the Division of Right of Way and Utilities’ data management system; the Kentucky Transportation Cabinet (KYTC) accounting system; TC 62-97, *Relocation Status Report*; reports; and ledgers maintained by Central Office.

If the automated data is inconclusive or incomplete, the Director of the Division of Right of Way and Utilities shall request the respective districts to submit the appropriate data.

This report shall be prepared and submitted to FHWA on or before November 15, or as otherwise specified in [49 CFR Part 24](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PROJECT ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Project Completion</p>

PROJECT COMPLETION When relocation activities have been completed on a project, the District Right-of-Way Supervisor shall ensure that the district relocation staff, or consultant, has provided the following information to the appropriate individuals as designated:

- To each displaced person, a [TC 62-91](#), *Relocation Assistance Opinion Survey*, and a postage-paid envelope addressed to:

Division of Right of Way and Utilities
 Transportation Cabinet Office Building
 200 Mero Street
 Frankfort, KY 40622


Or by e-mail to: KYTC.rowrelocations@ky.gov

Note: Central Office relocation staff will provide envelopes to the district upon request.

- To the Relocation Branch Manager, or designee:
 - ◆ Original relocation payment support documentation
 - ◆ [TC 62-210](#), *Relocation Parcel Closeout*, [TC 62-238](#), *Move Verification*, notice of intent/alternate procedure, 90-day notice, 30-day notice, move authorization with move amount, other relevant correspondence, and complete [TC 62-77](#), *Relocation Record of Contacts* (for each relocation parcel)
 - ◆ A current [TC 62-97](#), *Relocation Status Report*, marked “Final Report”

Note: A current [TC 62-97](#), *Relocation Status Report*, marked “Final Report” shall be sent to the Central Office Relocation Branch when relocation activities are complete on the project.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Record of Contacts</p>

PROCEDURE

The relocation agent shall prepare and maintain a [TC 62-77](#), *Relocation Record of Contacts*, on a current basis for all parcels. To accomplish this, the agent shall record the following information on [TC 62-77](#), *Relocation Record of Contacts*:


- Date of contact
- Time of contact
- Place of the contact
- Name and title of every person involved, including the relocation agent
- Method and date of delivery of each required notice (See [RA-405](#), "Required Notices.") and the dollar amount offered to each displacee
- In the same manner as above, any subsequent offer and the reasons for the revision
- When applicable, the offer of comparable replacement housing in accordance with the program requirements
- All pertinent items discussed, questions asked, and answers given

Note: If an answer to a question cannot be given immediately, the agent shall include the answer on the [TC 62-77](#), *Relocation Record of Contacts*, of a subsequent meeting.

- Any other information deemed relevant by the agent

Immediately after the meeting, the agent shall record each contact to ensure accuracy.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Advisory Services</p>

GENERAL

The Kentucky Transportation Cabinet’s (KYTC’s) relocation assistance advisory program shall satisfy requirements of:

- Title VI of the Civil Rights Act of 1964 ([42 U.S.C. 2000d et seq.](#))
- Title VIII of the Civil Rights Act of 1968 ([42 U.S.C. 3601d et seq.](#))
- Executive Order 11063 (27 FR 11527, November 24, 1962), and other services described in this section

Note: KYTC may offer advisory services to a person occupying property adjacent to proposed right of way when the right-of-way supervisor determines that the acquisition of right of way for a project causes substantial economic injury to such person.

SERVICES TO BE PROVIDED

KYTC’s advisory program shall include such measures as may be needed to provide the following services.

- **For each business, farm, and nonprofit organization (business) to be displaced**—By personal interview with each business owner and operator, the relocation agent, or consultant, shall:
 - ◆ Determine the relocation needs and preferences of each business and explain the relocation payments and other assistance for which the business may be eligible, related eligibility requirements, and procedures for obtaining such assistance.
 - ◆ Identify the business's replacement site requirements, current lease terms and other contractual obligations, and the financial capacity of the business to accomplish the move.
 - ◆ Determine, in accordance with [49 CFR Part 24.301\(g\)\(12\)](#), if outside specialists are needed to plan the move, assist with or perform the move, or reinstall machinery or other personal property.

**SERVICES TO
BE PROVIDED (CONT.)**

- ◆ Make every effort to identify and resolve any realty or personalty issues prior to or at the time of the appraisal of the property.
 - ◆ Estimate the time required for the business to vacate the site.
 - ◆ Estimate the difficulty in locating a replacement property.
 - ◆ Identify any advance relocation payments required for the move and KYTC's legal capacity to provide them.
 - ◆ Provide current and continuing information on the availability, purchase prices, and rental costs of suitable replacement properties and assist the business to obtain and become established in a suitable replacement location
 - ◆ Minimize hardships to a displaced business by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.
 - ◆ Supply a displaced business with appropriate information concerning disaster loan and other programs administered by the Small Business Administration, other federal and state programs offering assistance to displaced persons, and technical help to persons applying for such assistance.
- **For each residential displacement**—By personal interview with each person to be displaced, the relocation agent, or consultant, shall:
- ◆ Determine the relocation needs and preferences of each person to be displaced and explain the relocation payments and other assistance for which the person may be eligible, related eligibility requirements, and procedures for obtaining such assistance.
 - ◆ Provide current and continuing information on the availability, purchase prices, and rental costs of comparable replacement dwellings and explain that the person cannot be required to move unless at least one comparable replacement dwelling is made available as set forth in 49 CFR Part 24.204(a).
 - ◆ As soon as feasible, inform the person in writing of the specific comparable replacement dwelling, the price or rent used for establishing the upper limit of the replacement housing payment [see 49 CFR Part 24.403 (a) and (b)], and the basis for the determination, so that the person is aware of the maximum replacement housing payment for which he or she may qualify.

**SERVICES TO
BE PROVIDED (CONT.)**

- ◆ When feasible before a house is offered to a displaced person, inspect the house to assure that it meets applicable standards. [See 49 CFR Part 24.2(a)(8).]

Note: If such an inspection is not made, the relocation agent shall notify the person to be displaced that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary.

- ◆ Whenever possible, give minority persons reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings, not located in an area of minority concentration, that are within their financial means.

Note: This policy does not require KYTC to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling. [See 49 CFR, Appendix A to Part 24.205(c)(2)(ii)(D).]

- ◆ Offer all persons transportation to inspect housing to which they are referred.

Note: Before being transported in a state vehicle, a displaced person must sign the Finance and Administration Cabinet's FM-6 form, *Authorization to Transport Non-State Employee Passengers in a Commonwealth-Owned Vehicle*.

- ◆ Advise any displaced person that may be eligible for government housing assistance at the replacement dwelling of any requirements of such government housing assistance program that would limit the size of the replacement dwelling [49 CFR Part 24.2(a)(6)(ix)], as well as of the long-term nature of such rent subsidy and the limited (42-month) duration of the relocation rental assistance payment.
- ◆ Minimize hardships to displacees by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.
- ◆ Supply persons to be displaced with appropriate information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal and state programs offering assistance to displaced persons and offer technical help to persons applying for such assistance.


**COORDINATION OF
RELOCATION
ACTIVITIES**

The District Right-of-Way Supervisor shall ensure that relocation activities are coordinated with project work and other displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized. (See 49 CFR 24.6.)

**OCCUPANCY OF
PROPERTY ACQUIRED
BY THE CABINET**

Any person who initially occupies a property after it is acquired by KYTC shall execute a short-term rental agreement subject to termination when KYTC needs the property. Such an occupant is eligible for advisory services as determined by the right-of-way supervisor. The [Right of Way Guidance Manual](#) details procedures for rent-acquired improvements.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Waiver of Relocation Benefits</p>

NO REQUEST BY CABINET

The Kentucky Transportation Cabinet (KYTC) shall not propose or request that a displaced person waive relocation assistance benefits under The Uniform Act. However, KYTC may accept a written waiver request from the displacee.

After disclosing and explaining all relocation entitlements, the relocation agent, or consultant, may inform a displacee of the right to waive relocation assistance benefits if he or she chooses. [See [49 CFR 24.207\(f\)](#).]

DISPLACEE REQUESTS TO WAIVE BENEFITS

While KYTC shall not propose or request that a displaced person waive relocation benefits under The Uniform Act, KYTC may accept a written waiver request from the displaced person that:

- Shows relocation benefits available to the displacee


Note: A copy of the notice provided by KYTC and signed by the displacee may serve as documentation.

- States the benefits the displacee has chosen not to accept

The waiver request shall be signed and dated and shall not be coerced by KYTC.

The relocation agent, or consultant, shall forward the original signed waiver request to the Relocation Branch Manager, or designee.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Persons Not Lawfully Present in the United States</p>

REQUIREMENTS

Each person seeking relocation payments or relocation advisory assistance shall certify:

- **In the case of an individual**, that he or she is either a citizen or national of the United States or an alien who is lawfully present in the United States
- **In the case of a family**, that each family member is either a citizen or national of the United States or an alien who is lawfully present in the United States

Note: The certification may be made by the head of the household on behalf of other family members.

- **In the case of an unincorporated business, farm, or nonprofit organization**, that each owner is either a citizen or national of the United States or an alien who is lawfully present in the United States

Note: The certification may be made by the principal owner, manager, or operating officer on behalf of other persons with an ownership interest.

- **In the case of an incorporated business, farm, or nonprofit organization**, that the corporation is established pursuant to the laws of the Commonwealth of Kentucky and is authorized to conduct business within the United States

When worksheet information is gathered, the relocation agent, or consultant, shall give the displaced person a Relocation Assistance [brochure](#), and verify the displaced person’s residency status.

The relocation agent shall explain that failure to provide the required certification will result in denial of relocation benefits.

REQUIREMENTS (CONT.) After gathering worksheet data, if the relocation agent determines the certification is invalid, the right-of-way supervisor shall conduct a review (as outlined in “Basis for Determination” below) before denying relocation benefits and services. Any person denied eligibility may appeal the determination, as discussed in [RA-410](#).

**DENIAL OF
BENEFITS**

The Kentucky Transportation Cabinet (KYTC) may deny relocation benefits and services only when the supervisor determines that denial would not result in exceptional and extremely unusual hardship and if either of the following applies:

- A displaced person fails to provide the required certification
- The right-of-way supervisor determines that a person's certification is invalid based on a fair and nondiscriminatory review, as outlined below

The right-of-way supervisor shall be satisfied that the failure to certify constitutes a refusal or inability to certify and is not merely an oversight, misunderstanding, or other mistake.

Before denying relocation benefits or services, the right-of-way supervisor shall conduct a review as outlined below in “Basis for Determination.” Any person denied eligibility may appeal the determination.

**BASIS FOR
DETERMINATION**

In determining the validity of a person’s certification, the District Right-of-Way Supervisor shall conduct a fair and nondiscriminatory review of an alien’s documentation or other information considered to be reliable and appropriate. For persons claiming to be lawfully present aliens, review by the Bureau of Citizenship and Immigration Services (BCIS) may be necessary.

The determination of an invalid certification should be based on the supervisor’s judgment, relying on:

- KYTC staff contacts with the displaced person
- Knowledge of the affected geographic area
- Contacts with neighbors and neighborhood institutions
- Other factors that may apply to the specific situation

**BASIS FOR
DETERMINATION
(CONT.)**

To determine what constitutes an exceptional and extremely unusual hardship, the supervisor should focus on significant and demonstrable impacts on health, safety, or family cohesion. The supervisor may examine **only** the impact on an alien's spouse, parent, or child who is a citizen or lawful resident alien. The standard of hardship involves more than the loss of any relocation payments or benefits alone.

**COMPUTATION
OF REPLACEMENT
HOUSING PAYMENT**

To compute a replacement housing payment, unlawful occupants are not counted as part of the family, and the comparable replacement dwelling size is reduced accordingly.

The income of a person unlawfully present in the U.S. is counted in the household's gross monthly income, unless the relocation agent, or consultant, is certain the ineligible person will not continue to reside with the family. To exclude the ineligible person's income would result in a windfall by providing a higher relocation payment because the family member was not lawfully present in the U.S.

**MOVE PAYMENT
ELIGIBILITY**

Because the Uniform Act defines a "person" as an individual, family, partnership, corporation, or association, relocation benefits and services shall not be provided to any member of these entities who is not legally present in the United States. Thus, move payments shall be calculated as follows:

- **Residential displacees**—A move payment cannot be made to an ineligible member of the household. Prorate the move payment based on the ratio between eligible and ineligible household members.
- **Sole proprietor**—Since a sole proprietorship involves only one person, eligibility for all move and related expense payments (or an in lieu of payment) is determined by the residency status of the proprietor.
- **Partnerships (or other associations with more than one owner but are not incorporated)**—Move and related expense payments cannot be made to an ineligible owner of the partnership or association. Prorate the move and related expense payments (or in lieu of payment) based on the ratio of ownership between eligible and ineligible owners.


**MOVE PAYMENT
ELIGIBILITY (CONT.)**

- **Corporation**—A corporation established pursuant to laws of the Commonwealth of Kentucky is legally authorized to conduct business in the United States and is eligible for move and related expense payments (or an *in lieu of* payment).

**PRORATING MOVE &
RELATED EXPENSE
PAYMENTS**

All move and related expense payments, including fixed or *in lieu of* payments, shall be reduced by a percentage based on the proportion of eligible owners to the total number of owners.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Required Notices</p>

GENERAL STANDARDS

FOR NOTICES

All notices shall be written in clear, understandable language. Persons who are unable to read and understand the notices shall be provided with appropriate translation and counseling. Each notice shall indicate the name and telephone number of a person who may be contacted for answers to questions or for other needed help.

DELIVERY OF NOTICES

The relocation agent, or consultant, shall deliver each notice within this subject whenever practical. When not personally delivered, a notice shall be sent by certified mail, delivery service, or electronically with return receipt requested. [TC 62-77](#), *Relocation Record of Contacts*, shall document:

- The date of the notice and method of delivery
- If the notice was mailed, the reason for a non-personal delivery, and the return receipt
- If the notice was delivered electronically
 - ◆ The agent shall inform property owners and occupants they will continue to receive paper notices unless they voluntarily elect to receive electronic notices.
 - ◆ The agent shall document and record when information is legally delivered in digital format. A date and timestamp must establish the date of delivery and receipt with an electronic record capable of retention.
 - ◆ The agent shall use electronic signature in a way that can be used to determine whether the electronic document was changed subsequent to when an electronic signature was applied to the document.

**GENERAL RELOCATION
NOTICE (AT RIGHT OF
WAY AUTHORIZATION)**

All persons scheduled to move shall be furnished with written information on the relocation program as soon as practical after right-of-way acquisition is authorized. This information is contained in the Relocation Assistance [brochure](#) and shall be made available at public hearings.

Typically, this notice is issued when worksheet information is being gathered. At that contact, the relocation agent shall:

- Give the person a Relocation Assistance brochure.
- Explain to the person that he or she may be displaced by a project.
- Generally describe relocation benefits and services for which the person may be eligible and the procedures for obtaining payment.
- Emphasize that the person must occupy the property at the initiation of negotiations to remain eligible for benefits.
- Inform the potential displacee that he or she:
 - ◆ Is to be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other assistance necessary for a successful relocation
 - ◆ Will not be required to move without a minimum of 90 days written advance notice
 - ◆ If being displaced from a dwelling, cannot be required to move until at least one comparable replacement dwelling has been made available
 - ◆ Is not eligible for relocation benefits or services if they are not legally present in the United States
 - ◆ Has the right to appeal Kentucky Transportation Cabinet (KYTC) determinations of relocation eligibility and benefits and explain the appeal process as outlined in [RA-410](#)

**GENERAL RELOCATION
NOTICE (AT RIGHT OF
WAY AUTHORIZATION)
(CONT.)**

- ◆ If the displaced person is a property owner, explain that relocation benefits are not part of the “fair market” offer for the real estate, and are not intended to “make up any differences” but are solely for the purpose of facilitating the relocation process with the least amount of disruption to the displacee
- Explain that relocation benefits and services will be provided in compliance with the Uniform Act and [49 CFR Part 24](#).

**NOTICE OF
RELOCATION
ELIGIBILITY**

All occupants of a property to be acquired shall be notified, in writing, of their eligibility for relocation assistance. KYTC typically combines information required in this notice with a 90-day notice to vacate. (See [“90-Day Notice to Vacate”](#) in this section.)

Relocation eligibility begins when one of the following occurs, whichever occurs first:

- Issuance of a notice of intent to acquire (as described below)
- The initiation of negotiations (See [RA-02](#), “Glossary.”)
- Actual acquisition of the property by KYTC

Unless a notice of intent to acquire is issued prior to the initiation of negotiations, the notice of relocation eligibility shall be issued:

- For owners, at the initiation of negotiations
- For tenants who occupy the property at the initiation of negotiations, no later than 7 working days from the date of initiation of negotiations
- For subsequent occupants (those who do not occupy the property at the initiation of negotiations, but who do occupy the property before or when it is acquired), no later than 7 working days from the date KYTC obtains possession of the property

The notice of relocation eligibility shall include an explanation of all services and payments to which the occupant is entitled. The amounts of such payments may be delivered at a later time.

**NOTICE OF
RELOCATION
ELIGIBILITY (CONT.)**

This notice shall include who to contact for relocation assistance services and questions.

If this notice is delivered by certified mail, delivery service, or electronically, the displaced person shall be personally contacted within 30 days from the date of initiation of negotiations.

When a comparable replacement property is available for a residential displacee, the notice of eligibility shall also include:

- The amount of the maximum benefits for which the displacee may be eligible
- Identification of the comparable replacement dwelling upon which the amount is based
- A description of procedures the displaced person is to follow to qualify for relocation benefits

Note: The displacee shall be advised that he or she must follow required procedures to receive a relocation payment, and that this is a reimbursement, not a grant, program.

If a notice of relocation eligibility is delivered to a residential displacee before KYTC makes available at least one comparable replacement dwelling, the notice shall clearly state that the occupant is not required to move for at least 90 days after comparable replacement housing is made available.

**NOTICE OF INTENT
TO ACQUIRE**

A notice of intent to acquire is provided to a person to be displaced to establish eligibility for relocation assistance prior to the initiation of negotiations. Rarely does KYTC issue a notice of intent to acquire, and such notice is issued only with prior approval of the Director of the Division of Right of Way and Utilities.

The purpose of issuing a notice of intent to acquire is to alleviate a hardship to a displaced person due to health, safety, or financial reasons. Whether initiated by a displacee or the district, a request to establish early relocation eligibility (prior to initiation of negotiations) shall be considered on the basis of a written submission that documents and supports health, safety, or financial reasons to promptly vacate the property to be acquired.

**NOTICE OF INTENT
TO ACQUIRE (CONT.)**

For example, a notice of intent to acquire would be appropriate in the following situations:

- A slide on existing right of way endangers the occupants of a home adjacent to the slide.
- Construction activities on a highway project damage a home's lateral lines, leaving the home uninhabitable.
- An occupant of a home to be acquired will be laid-off unless he or she transfers to another area and the appraisal of the property cannot be completed before the occupant's transfer must occur.

A displaced person's request for early relocation eligibility will not be approved unless the district is authorized to acquire right of way for the project. If right-of-way acquisition has not been authorized, a displacee's request for early relocation eligibility shall be handled as a hardship acquisition, as outlined in the [Right of Way Guidance Manual](#).

The right-of-way supervisor shall submit a recommendation for early relocation eligibility to the Director of the Division of Right of Way and Utilities for approval. The supervisor's recommendation shall include estimated costs to purchase the property and to provide relocation assistance services.

When the director approves early relocation eligibility, a notice of intent to acquire is issued to all occupants of the parcel as follows:

- If notice is given to an owner, all tenants shall be given a notice within 7 working days.
- If notice is given to a tenant, the owner shall be given a notice simultaneously or as soon as practical after the notice is given to the tenant.

After issuance of a notice of intent to acquire, normal relocation procedures outlined in the manual shall be followed.

**90-DAY NOTICE
TO VACATE**

KYTC typically combines information required in this notice with a notice of relocation eligibility. However, if a notice of eligibility is delivered to a residential displacee before KYTC makes available at least one comparable replacement dwelling, the notice is to clearly state that the occupant is not required to move for at least 90 days after comparable replacement housing is made available.

**90-DAY NOTICE
TO VACATE (CONT)**

A 90-day notice cannot be issued to a person being displaced from a dwelling until at least one comparable replacement dwelling is made available.

Negotiations for residentially-occupied properties would not generally be initiated unless a comparable replacement dwelling is available. However, it may be necessary to begin negotiations prior to making a comparable replacement dwelling available when:

- A person has to move because continued occupancy would constitute a substantial danger to health or safety.
- Multiple occupants are being displaced on a parcel.

If the District Right-of-Way Supervisor determines that a 90-day notice is impracticable because continued occupancy would constitute a substantial danger to health or safety, an occupant may be required to move prior to the end of the 90-day period. A written record of this determination, approved by the Director of the Division of Right of Way and Utilities, shall be maintained in the parcel file.

Each displaced person shall receive a 90-day notice that states that the displacee is not required to move for at least 90 days from the date such notice is received. This notice will also state that a 30-day notice to vacate will be sent, specifying the date by which he or she must move.

This 30-day notice may run concurrently with the last 30 days of the 90-day notice, depending upon when the payment for real estate is made or the interlocutory order and judgment (IOJ) is filed and a right of entry obtained.

**ALTERNATE
PROCEDURE FOR
ISSUING 90-DAY
NOTICE TO VACATE**

An alternate procedure can be used to issue the 90-day notice when property to be acquired has multiple residential units and there are not sufficient rental units available to compute the replacement housing payments. In this case, the requirement to make the replacement housing payment offer to the displacees within 7 working days could not be met.

**ALTERNATE
PROCEDURE FOR
ISSUING 90-DAY
NOTICE TO VACATE
(CONT.)**

KYTC shall utilize the alternate procedure only when the District Right-of-Way Supervisor determines it is necessary using the following guidelines:

- The relocation agent shall submit a written request to use the alternative procedure, stating circumstances that justify such use.
- Consultants wishing to use this procedure shall secure approval from the District Right-of-Way Supervisor.
- The request shall be submitted to the District Right-of-Way Supervisor for review and approval.
- The right-of-way supervisor shall submit the request to the Relocation Branch Manager or designee for final approval.
- The parcel file shall contain appropriate documentation, a copy of which is to be provided to the Relocation Branch Manager.

Once the alternative procedure is approved, the relocation agent, or consultant, shall:

- Contact the owner and make the just compensation (JC) offer for the property.
- Within 7 working days of the JC offer, deliver a notice of relocation eligibility to all tenants that includes:
 - ◆ Date of initiation of negotiations for the parcel
 - ◆ Explanation of all services and payments to which the occupant is eligible, although the amount of such payments may be delivered at a later time
 - ◆ Information as to where additional information concerning relocation assistance may be obtained

This notice does not include a 90-day notice. If notice is delivered by certified mail, delivery service, or electronically, the displaced person shall be personally contacted within 30 days from the date of initiation of negotiations.

**ALTERNATE
PROCEDURE FOR
ISSUING 90-DAY
NOTICE TO VACATE
(CONT.)**

When a comparable replacement property is available, the displaced person is given another notice that shall include:

- Amount of the maximum benefits for which the displacee may be eligible
- Identification of the comparable replacement dwelling upon which the amount is based
- Description of procedures the displaced person shall follow to qualify for relocation benefits

Note: The displacee shall be advised that he or she must follow required procedures to receive a relocation payment, and that this is a reimbursement, not a grant, program.

- A 90-day notice that states the occupant is not required to move before at least 90 days have elapsed from the date he or she receives the notice
- A statement that the occupant will receive a written 30-day notice specifying the date by which he or she is to move

**30-DAY NOTICE
TO VACATE**

Each displaced person shall receive a 30-day notice to vacate that states the date by which he or she is to move, unless:

- An occupant willingly moves prior to the date KYTC would have issued the notice.
- A person is not required to move as a result of a partial acquisition.

The file shall be documented when a 30-day notice to vacate is not required.

The 30-day notice shall be issued to owners and tenants promptly after KYTC obtains control of the property being acquired, provided 60 days have passed since the 90-day notice was delivered. (Control is obtained when the owner is paid or when payment is posted in court.)

**30-DAY NOTICE
TO VACATE (CONT.)**

Any extension of time shall be made in writing and requires the approval of the District Right-of-Way Supervisor.

The district relocation agent, or consultant, shall issue this notice at least 30 days before the person is to vacate the property. If the right-of-way supervisor grants an extension to remain in occupancy, the extended vacation date shall be reflected in the notice to vacate.


A 30-day notice is not issued to a person who is not required to move (such as, when an occupant becomes eligible because of land-locking, damage to a septic system renders a residence uninhabitable, KYTC determines the remainder is too small for continued operation of a business).

When KYTC determines a person is eligible for relocation benefits but is not **required** to move, the person qualifies for relocation benefits only if he or she actually moves. In place of a 30-day notice to vacate, a person not required to move shall be given a notice that relocation benefits remain available to them for one year after:

- For owners, they are paid for the property
- For tenants, they receive such notice

The notice shall specify all requirements the person must satisfy to qualify for relocation benefits (such as to purchase or rent and occupy a replacement dwelling within one year of the events noted above).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Worksheets</p>

WORKSHEETS

When the right-of-way supervisor is advised that an Acquisition Stage Relocation Report (ASRR) is needed, the district relocation agent, or consultant, shall interview people actually being displaced to gather worksheet information. Information requested on the worksheet shall be recorded on one of the following:

- TC 62-208, *Non-Residential Worksheet*
- TC 62-214, *Replacement Housing Payment Worksheet – Residential*
- TC 62-228, *Personal Property Move Worksheet*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

At this contact, the relocation agent or consultant shall:

- Issue a general relocation notice as outlined in [RA-405](#), “Required Notices” by giving the person a Relocation Assistance [brochure](#).
- Verify the person’s residency status and record it on the TC 62-77, *Relocation Record of Contacts*, explaining that:
 - ◆ A person is not eligible for relocation benefits or services if they are not legally present in the United States.
 - ◆ Failure to provide the required certification will result in denial of relocation benefits.
- Explain to the person that he or she may be displaced by a project.
- Generally describe relocation benefits and services for which the person may be eligible and the procedures for obtaining payment.
- Emphasize that the person must occupy the property at the initiation of negotiations to remain eligible for benefits.


WORKSHEETS (CONT.)

- Inform the potential displacee that he or she:
 - ◆ Is to be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other assistance necessary for a successful relocation
 - ◆ Will not be required to move without a minimum of 90 days written advance notice
 - ◆ If being displaced from a dwelling, cannot be required to move until at least one comparable replacement dwelling has been made available
 - ◆ Has the right to appeal the Kentucky Transportation Cabinet's (KYTC's) determinations of relocation eligibility and benefits and explain the appeal process as outlined in [RA-410](#)
 - ◆ If the displaced person is a property owner, explain that relocation benefits are not part of the fair market value offer for the real estate and are not intended to make up any differences, but are solely for the purpose of facilitating the relocation process with the least amount of disruption to the displacee
- Explain that relocation benefits and services will be provided in compliance with the Uniform Act as outlined in [49 CFR Part 24](#).
- Provide advisory services as outlined in [RA-402](#)

DOCUMENTING**WORKSHEET****CONTACT**

All questions asked and answers given and the date of contact shall be recorded on TC 62-77, *Relocation Record of Contacts*.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Relocation Process</p>

**PREPARATION BY
RELOCATION AGENT**

The relocation agent shall become familiar with all information concerning the parcel owner, the person being displaced, the relocation type (residential, business, farm, nonprofit, billboard, or miscellaneous), and how the acquisition affects the person being displaced. The agent can obtain this information from the:

- Right-of-Way Plans
- Title Reports
- Deeds
- Appraisal
- Appraiser

**REALTY VERSUS
PERSONALTY**

The relocation agent shall make every effort to resolve realty/personalty issues prior to making a relocation offer. If the classification of an item is unclear in the appraisal, the agent shall request written clarification from the appraiser. Relocation payments cannot be made to move real property items.

TENANT OCCUPANTS

When the acquisition displaces a tenant, the relocation agent shall contact both the property owner and the tenant to verify terms of the rental agreement or lease and explain the benefits and services available to each. If a tenant is being displaced from a dwelling, the property owner is to complete a [TC 62-58, Rent Certification](#), to provide the following information:

- Legal occupants
- Address of the property to be acquired
- Date the occupants initially occupied the property to be acquired
- Monthly rental rate
- Monthly utility costs and the utilities included in the monthly rent

TENANT OCCUPANTS**(CONT.)**

The relocation agent shall advise the tenant to keep paying rent according to his or her rental agreement with the owner, until the Kentucky Transportation Cabinet acquires the property.

**COORDINATION
WITH BUYER**

The relocation agent shall coordinate with the buyer to present simultaneous just compensation offer (JC) and relocation offers to displaced owners. Any required relocation offer or notice to a tenant shall be made within 7 days of the JC offer, as outlined in [RA-405](#), "Required Notices."

Note: A single agent can act as the acquisition agent and the relocation agent on the same parcel.

At times, it is not apparent that an acquisition will affect personal property until the buyer makes the offer to purchase. As soon as practical after the buyer becomes aware that personal property needs to be cleared from proposed right of way, he or she shall inform the District Right-of-Way Supervisor, who will advise the relocation agent so that the appropriate relocation assistance offer can be made.

PERSONAL CONTACT

The relocation agent always attempts personal contact with each displaced person. However, if a displacee designates a person to be his or her representative, the agent shall work with the designee until directed back to the displaced person.

**PERSONS NOT LEGALLY
PRESENT IN THE
UNITED STATES**

Each displacee shall certify to the relocation agent his or her residency status. A person is not eligible for relocation benefits or services if he or she is not legally present in the United States or fails to provide the required certification.

ADVISORY SERVICES

Throughout the relocation process a relocation agent, or consultant, shall provide reasonable advisory services to help a displaced person have a successful move. Relocation benefits and services shall be provided in compliance with [49 CFR Part 24](#); [RA-402](#), "Advisory Services;" and this manual in general.

The agent, or consultant, shall offer transportation to all persons to inspect housing to which they are referred.

Note: A displaced person must sign the Finance and Administration Cabinet's [FM-6](#), *Authorization to Transport Non-State Employee Passengers in a Commonwealth-Owned Vehicle*, before being transported in a state vehicle.

**OCCUPANCY OF
PROPERTY ACQUIRED
BY THE CABINET**

Any person who initially occupies a property after it is acquired by the Kentucky Transportation Cabinet (KYTC) shall execute a short-term rental agreement subject to termination when KYTC needs the property. Such an occupant is eligible for advisory services as determined by the right-of-way supervisor. (The *Right of Way Guidance Manual* details procedures for rent-acquired improvements.)

**DOCUMENTING
RECORDS**

TC 62-77, *Relocation Record of Contacts* shall be prepared and maintained on a current basis for all relocation parcels, as outlined in RA-401, "Record of Contacts."

WORKSHEETS

The district relocation agent, or consultant, shall:

- Interview people actually being displaced to gather worksheet information
- Record the worksheet information on the TC 62-208, *Non-Residential Worksheet*; TC 62-228, *Personal Property Move Worksheet*; or TC 62-214, *Replacement Housing Payment Worksheet - Residential*

RA-406, "Worksheets," outlines the services and explanations to be provided at this time.

CLAIMS FOR PAYMENT

To process a claim for payment, the displaced person shall provide the following information:

- Address
- Phone number
- Social Security Number or tax identification number
- W-9 for all non-residential payments

Each relocation claim for payment shall be filed as outlined in this manual and supported by documentation of expenses actually incurred. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

PARCEL COMPLETION When relocation activities have been completed on a parcel, the right-of-way agent, or consultant, shall provide:

- A [TC 62-91](#), *Relocation Assistance Opinion Survey*, to each displacee, to be enclosed with a postage-paid envelope addressed to:

Division of Right of Way and Utilities
Transportation Cabinet Office Building
200 Mero Street
Frankfort, KY 40622

Or by e-mail to: kytc.rowrelocations@ky.gov

Note: Central Office Relocation Branch staff will provide envelopes to the district upon request.


- To the Relocation Branch Manager, or designee, original documentation supporting an advance claim

Note: Central Office staff approves advance relocation claims conditioned on the relocation agent securing appropriate supporting documentation prior to payment delivery. Original supporting documentation shall be sent to the Central Office Relocation Branch no later than when relocation activities are complete on the project.

- A current [TC 62-97](#), *Relocation Status Report*, marked “Final Report,” to the Central Office Relocation Branch
- [TC 62-210](#), *Relocation Parcel Closeout*; [TC 62-238](#), *Move Verification*; notice of intent/alternate procedure; 90 day offer letter; 30 day move notice letter; move authorization with amounts; other relevant correspondence; and complete [TC 62-77](#), *Relocation Record of Contacts* (for each relocation parcel)

The relocation agent or consultant shall audit each relocation file to ensure all required records and supporting documents are properly filed before closing the project files.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Claims for Payment–General</p>

TIME FOR FILING All claims for a relocation payment shall be filed with the district right-of-way agent, or consultant, no later than 18 months after:

- For **owners**, the later of:
 - ◆ The date the displacee moves from real property or moves his or her personal property from the real property
 - ◆ The date of final payment for acquiring the real property, closing or posting of the commissioners’ award, and issuing the interlocutory order and judgment (IOJ)
- For **tenants**, the date the displacee moves from the real property or moves his or her personal property from the real property

The 18-month time frame shall be waived for good cause. Such waiver shall be in writing and approved in advance by the Relocation Branch Manager, or designee.

DOCUMENTATION Each relocation claim for payment shall be filed as outlined in this manual and supported by documentation required to support expenses incurred, such as bills, certified prices, appraisals, or other evidence of such expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

EXPEDITIOUS PAYMENTS The district relocation agent, or consultant, and Relocation Branch Manager, or designee, shall review claims in an expeditious manner. The claimant shall be promptly notified if the claim requires additional documentation. Payment for a claim shall be made as soon as feasible following receipt of sufficient documentation to support the claim.

ADVANCED PAYMENTS A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS An advance claim is one submitted in advance of a qualifying event (for example, a move claim submitted prior to a move so that payment is available upon completion of the move). While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment, unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

NOTICE OF CLAIM**DENIAL**

If the Kentucky Transportation Cabinet (KYTC) disapproves all or part of a claim for payment or refuses to consider a claim on its merits because of untimely filing or other grounds, KYTC shall promptly notify the claimant in writing of the determination, the basis for the determination, and the procedures for appealing that determination as outlined in [RA-410](#), “Appeal Process.” Before accepting an appeal, KYTC shall provide a two-level administrative review as outlined in [RA-409](#), “Reconsideration of Claim Denial.”


NO WAIVER OF**RELOCATION****ASSISTANCE**

KYTC shall not propose or request that a displaced person waive his or her rights or entitlements to relocation assistance and benefits provided by the Uniform Act and these procedures, as discussed in [RA-403](#), “Waiver of Relocation Benefits.”

EXPENDITURE OF**PAYMENTS**

Relocation payments are reimbursements and are not considered to be federal financial assistance.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Reconsideration of Claim Denial</p>

WHO MAY REQUEST RECONSIDERATION OF CLAIM DENIAL?

Any person who believes the Kentucky Transportation Cabinet (KYTC) failed to properly determine eligibility for, or the amount of, a relocation payment may file a written request for reconsideration. KYTC shall consider the request for reconsideration without regard to its form.

The relocation agent shall provide assistance as needed in completing a request for reconsideration (including providing a copy of [TC 62-216, Request for Relocation Review/Appeal](#)) and explain the process to the displacee or aggrieved person.

A written request for reconsideration shall be filed with the District Right-of-Way Supervisor, who will conduct an administrative review of the case.

The request for reconsideration shall be filed with the supervisor, no later than 60 calendar days from the date the aggrieved person receives written notice from the relocation agent that the claim has been denied. Failure to submit a written request within this time may result in a denial of the claim.

DISTRICT REVIEW

All information and justifications submitted by the displacee or aggrieved person shall be considered. The District Right-of-Way Supervisor may personally contact the displacee.

The supervisor shall notify the displacee and relocation agent of the results of the reconsideration within 15 working days. The written notice shall be delivered in person or sent by certified mail delivery service, or electronically with return receipt requested.

If the supervisor denies the claim, he or she shall advise the aggrieved person that the Relocation Branch Manager or designee will review the determination. The supervisor shall immediately forward a written request for an administrative review to the Relocation Branch Manager or designee.

DISTRICT REVIEW**(CONT.)**

All documentation used as a basis for the supervisor's decision and any information requested by the Relocation Branch Manager shall be promptly sent to Central Office, including:

- A statement of the issue under review
- Citations of applicable provisions upon which the district's determination was based
- A complete copy of the displacee's relocation file, including copies of all related materials
- A statement of any extenuating circumstances pertinent to the district's actions
- A recommendation for administrative action

**CENTRAL OFFICE
REVIEW**

After review of all pertinent information, the following applies:

- If the Relocation Branch Manager finds in favor of the aggrieved person, the Director of Right of Way and Utilities, shall review the appeal.

If the director concurs with the Relocation Branch Manager, the branch manager shall notify the supervisor of this determination, and the relocation agent shall provide the necessary claim forms and assistance to process the claim.

- If the branch manager concurs with the district's determination, then he or she shall notify the aggrieved person of the right to appeal KYTC determination via a notice that shall:
 - ◆ Include an explanation of the basis on which the decision was made, referencing the specific procedures and rules under which the claim was denied when such is the case
 - ◆ Be sent by certified mail, delivery service, or electronically with return receipt requested
 - ◆ State that a request for a hearing is to be made no later than 60 calendar days from the date the aggrieved person receives written notice from the Relocation Branch Manager that the claim has been denied

CENTRAL OFFICE

REVIEW (CONT.)


Note: The branch manager shall provide the right-of-way supervisor with a copy of any notice to an aggrieved person.

The aggrieved person is to send the request for a hearing to:

Division of Right of Way, and Utilities
Attention: Relocation Branch Manager
Transportation Cabinet Office Building
200 Mero Street
Frankfort, Kentucky 40622

Or email to: kytc.rowrelocations@ky.gov



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Appeal Process</p>

WHO MAY FILE AN APPEAL?

Any person may file a written appeal with the District Right-of-Way Supervisor, or project manager, if he or she believes the Kentucky Transportation Cabinet (KYTC) has failed to properly determine eligibility for, or the amount of, a relocation payment. The request for appeal shall be filed with the right of way supervisor, no later than 60 calendar days after the person receives written notification of the agency determination on the persons claim. KYTC shall consider the appeal without regard to its form.

The relocation agent shall provide assistance as needed in completing the appeal (including providing a copy of the [TC 62-216, Request for Relocation Review/Appeal](#)) and explain the appeal process to the displacee or aggrieved person.

KYTC shall consider all information and justifications submitted by the aggrieved person. Officials reviewing KYTC’s determination may personally contact the displacee.

A person has a right to legal or other representation in connection with the appeal, but solely at his or her expense.

Before accepting an appeal, KYTC shall provide a two-level administrative review as outlined in [RA-409](#), “Reconsideration of Claim Denial.”

WHAT CANNOT BE APPEALED?

Payment limitations prescribed in the Uniform Act and [49 CFR Part 24](#), are not appealable. These would include the maximum amount to be paid for reestablishment expenses, search expenses, and in lieu of payments.

INSPECTION OF FILES

Persons who appeal shall be permitted, during regular office hours, to inspect and photocopy all non-confidential materials that are pertinent to the appeal.

**INSPECTION OF FILES
(CONT.)**

Note the following:

- KYTC may impose reasonable conditions on the person's right to inspect.
- The District Attorney shall be consulted to determine the materials that can be made available to the aggrieved person.

**WHEN TO FILE
AN APPEAL**

An appeal shall be filed no later than 60 calendar days from the date the aggrieved person receives written notice from the Relocation Branch Manager or designee that the claim has been denied. Failure to submit an appeal within this time may result in a denial of the claim. The appeal shall be in writing and directed to:

Division of Right of Way and Utilities
Attention: Relocation Branch Manager
Transportation Cabinet Office Building
200 Mero Street
Frankfort, KY 40622

Or email to: kytc.rowrelocations@ky.gov

Promptly after receiving a timely appeal, the Relocation Branch Manager, by memorandum to KYTC's Executive Director of the Office of Legal Services, shall request a hearing. All documentation used as a basis for KYTC's determination shall accompany the request.

HEARING PROCESS

A hearing officer approved by the Office of the Attorney General shall conduct a hearing, pursuant to [KRS 13B](#), to determine the merits of the appeal. KYTC shall make a record of evidence introduced at the hearing.

The hearing officer shall make findings of fact and conclusions of law and shall issue a recommended order to the KYTC Secretary, who may:

- Accept the recommended order and adopt it as KYTC's final order.
- Reject or modify, in whole or in part, the recommended order.
- Remand the matter, in whole or in part, to the hearing officer for further proceedings as appropriate.


FINAL ORDER

The Secretary shall issue the final order within 90 days of receiving the recommended order from the hearing officer, unless the Secretary remands the matter for further proceedings.

If different from the hearing officer's recommended order, KYTC's final order shall include separate statements of findings of facts and conclusions of law.

If full relief requested is not granted, KYTC shall advise the aggrieved person of his or her right to seek judicial review pursuant to [KRS 13B.140](#) and [KRS 13B.150](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PARCEL ACTIVITIES</p>
	<p><i>Subject</i></p> <p>Parcel Completion</p>

PROCEDURES

When relocation activities have been completed on a parcel, the right-of-way agent, or consultant, shall provide:

- A [TC 62-91](#), *Relocation Assistance Opinion Survey*, to each displacee and a postage-paid envelope addressed to:

Division of Right of Way and Utilities
 Transportation Cabinet Office Building
 200 Mero Street
 Frankfort, KY 40622

Or email to: kytc.rowrelocations@ky.gov

Note: Central Office Relocation Branch staff will provide envelopes to the district upon request.

- To the Relocation Branch Manager, or designee:

- ◆ Original documentation supporting an advance claim


Note: Central Office staff approves advance relocation claims conditioned on the relocation agent securing appropriate supporting documentation prior to payment delivery. Original supporting documentation shall be sent to the Central Office Relocation Branch no later than when relocation activities are complete on the project.

- ◆ The [TC 62-210](#), *Relocation Parcel Closeout*; [TC 62-238](#), *Move Verification*; 90-day notice; 30-day notice; move authorization with amount; other relevant correspondence; final [TC 62-77](#), *Relocation Record of Contacts*

PROCEDURES

The relocation agent or consultant shall audit each relocation file to ensure all required records and supporting documents are properly filed before closing the project files.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Eligibility Criteria</p>

CRITERIA

Anyone who qualifies as a displaced person and who moves from a dwelling is eligible for payment of his or her actual moving expenses, as the Kentucky Transportation Cabinet (KYTC) deems reasonable and necessary.

A displacee will receive reasonable and necessary moving expense payment for:

- Moving personal property located within proposed right of way and easement areas
- Moving from other real property not acquired when the right-of-way supervisor determines the acquisition necessitates such a move, with prior approval by the Relocation Branch Manager, or designee
- Moving the personal property of one person from real property owned by another when KYTC requires the personalty be moved because of an acquisition


The displacee must legally occupy the real property being acquired when negotiations begin, when KYTC issues a written notice of intent to acquire, or when KYTC acquires the real property. (See [RA-02](#), for definitions of each event.)

Only one move may be eligible for payment, except where it is shown that more than one move is in the public interest and prior written approval is obtained from the Relocation Branch Manager, or designee.

A move in and out of storage, when approved in advance by the right-of-way supervisor and the relocation branch manager or designee, is considered a single move; however, payment shall be made in two increments. A partial payment shall be made upon completion of the move into storage, with the balance paid upon completion of the move out of storage.

Note: Because incremental payments are made, move bids and estimates shall identify the amounts to be paid moving into and out of storage.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p style="text-align: center;">RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p style="text-align: center;">Eligible & Ineligible Moving Expenses</p>

ELIGIBLE MOVING EXPENSES

Actual, reasonable moving expenses that will be paid are as follows:

- Transporting residential displacees to the replacement site, including, when necessary, special transport (such as ambulances) based upon actual, reasonable fees charged for such commercial transport for a distance of no more than 50 miles
 - ◆ The Relocation Branch Manager, or designee, may approve payment for transport beyond this distance, provided the file is appropriately documented.
 - ◆ Before being transported in a state vehicle, a displaced person must sign the Finance and Administration Cabinet’s [FM-6, Authorization to Transport Non-State Employee Passengers in a Commonwealth-Owned Vehicle](#).
- Transporting personal property for a distance of no more than 50 miles

Note: The Relocation Branch Manager, or designee, may determine a move cannot be accomplished within 50 miles and therefore approve payment for a move beyond this distance, provided the file is appropriately documented.
- Packing, crating, unpacking, and uncrating personal property
- Disconnecting, dismantling, removing, reassembling, and reinstalling household appliances and other personal property
- Storing personalty, provided all of the following conditions are met:
 - ◆ The relocation agent determines that storage is reasonable and necessary. Such may be the case when a displacee, through no fault of his or her own, is unable to immediately occupy the replacement site after issuance of KYTC’s 30-day notice to vacate.

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- ◆ The personalty is not stored on property being acquired or property already owned or leased by the displacee
- ◆ The Relocation Branch Manager or designee gives prior written approval, and the file is appropriately documented

Note: Storage is limited to a maximum period of 12 months unless the Relocation Branch Manager, or designee, determines that storage for a longer period of time, up to a total maximum of 18 months, cannot be avoided.

- Insuring the replacement value of the property in connection with the move and necessary storage

Note: This insurance is generally available for added cost and provides for replacement or repair of items damaged or destroyed. All move bids should include insurance coverage based on replacement cost. In addition to replacement cost coverage, movers offer two other basic types of insurance (which shall be used only when replacement value coverage is not available):

- ◆ **Benefit paid by weight**—This is the basic insurance required by state or local law. It pays an allowance for damage based on the weight of an item.
- ◆ **Benefit based on depreciated value**—This insurance is common in moves subject to the jurisdiction of the Interstate Commerce Commission. It pays for the depreciated value of items damaged. If an entire shipment is lost, payment is limited by the total weight of the goods.

- Providing for replacement value of property lost, stolen, or damaged in the moving process through no fault or negligence of the displacee or his or her agent or employee, where insurance covering such loss, theft, or damage is not available

Note: The relocation agent, or consultant, shall verify that insurance coverage is unavailable and obtain prior approval of the Relocation Branch Manager, or designee. This provision is an exception rather than a common occurrence, since the financial risk could be high.

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- Providing meals and lodging, limited to current allowable travel expenses for KYTC employees, when determined necessary by the right-of-way supervisor.

Note: Lodging and meals may be considered reasonable and necessary for a short period of time. If so determined, the Relocation Branch Manager, or designee, must approve the expense in advance and the file must be appropriately documented.

- A displaced tenant is entitled to reasonable reimbursement, as determined by the agency, for actual expenses not to exceed \$1,000, incurred for rental replacement dwelling application fees or credit reports required to lease a replacement dwelling.
- Replacing items such as a concrete pit, pad, foundation, or other items that are necessary to reinstall personal property

Note: When the appraisal assigns a contributing value to an acquired pit, pad, or foundation, reimbursement is limited to the cost to replace the item, less its contributing value.

- Other moving-related expenses not listed as ineligible below, provided:
 - ◆ The relocation agent, or consultant, deems the expenses are reasonable and necessary
 - ◆ The Relocation Branch Manager, or designee, approves the expense in advance and the file is appropriately documented

**INELIGIBLE MOVING
EXPENSES**


Moving expenses for which a displacee is not entitled to payment include:

- The cost to move any structure or other real property improvement in which the displacee retained ownership
- Interest on a loan to cover moving expenses
- Personal injury
- Any legal fees or other cost to prepare a claim for a relocation payment or for representing the claimant before KYTC

**INELIGIBLE MOVING
EXPENSES (CONT.)**

- Expenses for searching for a replacement dwelling
- Physical changes to the real property at the replacement location that would constitute an improvement to the real property or site
- The cost to store personal property on real property already owned or leased by the displaced person
- Refundable security and utility deposits
- The cost to move any item that was paid for in the appraisal, including any item with no contributing value
- The cost to move any item that is not legally occupying the acquired property



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Move Methods</p>

OVERVIEW

Any person displaced from a dwelling is eligible for payment of his or her actual moving expenses, as outlined in this chapter. This includes moving personal property outside of the dwelling when the personalty is located within an acquisition area.

A displaced person is eligible for payment for moving personal property located outside of an acquisition area, when:

- The right-of-way supervisor determines that an acquisition necessitates such a move.
- Prior approval is given by the Relocation Branch Manager, or designee, and the file is appropriately documented.

MOVE METHODS

A person displaced from a residence may choose one or a combination of the following move methods:

- **Commercial Move**—A move performed by a licensed commercial mover, whose certificate is issued by the Kentucky Department of Vehicle Regulation. When multiple occupants move to separate locations using a commercial mover, each eligible displacee receives a prorated share of the cost to connect utilities. (See [RA-509](#), “Commercial Moves” for additional guidance.)
- **Self-move**—Moves that may be performed by the displaced person in one or a combination of the following methods:
 - ◆ Fixed Residential Moving Cost Schedule. A fixed rate move payment is based on a room count and the volume of personal property to be moved, as described in [RA-508](#). When multiple occupants move to separate locations using a fixed-rate schedule payment, each eligible displacee receives a prorated share of the first room payment, which includes a dislocation allowance to connect utilities.

MOVE METHODS (CONT.)

- ◆ Actual cost move. Supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the cost paid by a commercial mover for moving staff necessary for moving the residential personal property. Costs for moving personal property that requires special handling should not exceed the hourly market rate for a commercial specialist. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover.
- ◆ A staff moving cost estimate. Prepared by a qualified relocation agent, as developed from a thorough review of the personal property to be moved and documented costs for materials, equipment, and labor. Hourly labor rates should not exceed the cost paid by a commercial mover for moving staff. Costs for moving residential personal property that requires special handling should not exceed the hourly rate for a commercial specialist. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover. The cost of materials should equal those readily available locally.
- ◆ Commercial mover estimate. Based on the lower of two bids from a commercial mover. The move estimate shall be reduced by the percentage designated on [TC 62-206](#), *Moving Expense Estimate/Bid*, to eliminate overhead/profit from the moving cost bids to establish a reimbursement eligibility.

COMBINED MOVES

There is no restriction on combining move methods. For example, a displacee may elect to use a commercial mover to move heavy items (such as pianos, appliances, and dressers) and use the fixed residential moving cost schedule to move the remaining items.

When a displacee uses a commercial mover and one of the following: fixed-rate schedule, actual cost move, moving cost estimate, or commercial move estimate:

- The relocation agent, or consultant, shall adjust the move estimates to offset items moved by a commercial mover
- The fixed residential moving cost schedule includes utility connection charges


**CLASSIFYING THE
TYPE OF MOVE**

A displaced person may choose a combination of move methods; however, the relocation agent, or consultant, shall classify the move as a single residential move.

In most cases, the agent can add rooms to the fixed-rate schedule to calculate a fair payment for moving miscellaneous items in addition to a residential move. (See [RA-508](#), "Fixed-Rate Schedule Moves.")

When a residential displacee must also move large, bulky, or heavy items requiring special equipment, the agent, or consultant, may with approval of the right-of-way supervisor classify the move as a residential move and a personal property move. (See [RA-701](#), "Personal Property Moves: General.")




 RELOCATION ASSISTANCE	<i>Chapter</i> RESIDENTIAL MOVES
	<i>Subject</i> Mobile/Manufactured Homes

**MOBILE/MANUFACTURED
HOME IS REAL
PROPERTY**

All mobile/manufactured homes are considered real property regardless of ownership of the real estate. Mobile/manufactured homes shall be valued in the appraisal, and the Kentucky Transportation Cabinet (KYTC) will acquire title or a bill of sale to the mobile/manufactured home. The displacee is not eligible for the cost to move the home.



 RELOCATION ASSISTANCE	Chapter RESIDENTIAL MOVES
	Subject Owner Retention of Dwelling

MOVING COSTS

Dwelling. When an owner is permitted to retain his or her dwelling that was acquired by the Kentucky Transportation Cabinet (KYTC), the cost of moving it to the remainder or to replacement land is not eligible for move cost reimbursement.

Personal Property. The displaced person may choose to move his or her personal property by one or a combination of the commercial ([RA-509](#)) or self move methods as outlined in [RA-503](#), “Move Methods.”

Note: If the dwelling is used as a means to move personal property, move costs shall be paid pursuant to the fixed-rate schedule outlined in [RA-508](#), “Fixed Rate Schedule Moves.”

**TEMPORARY
LODGING & MEALS**


Costs of temporary lodging and meals may be claimed on an actual, reasonable cost basis, when determined necessary by the right-of-way supervisor and branch manager or designee. Lodging and meals may be considered reasonable and necessary for a short period of time.

Reimbursement for lodging and meals is:

- To be supported by paid receipts
- Limited to the standard per-diem rates for KYTC employees

Note: The Relocation Branch Manager, or designee, must approve the expense in advance, and the file must be appropriately documented in order to be reimbursed.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Notification & Inspection of Move</p>

**NOTIFYING THE
DISPLACEE**

As soon as practical after negotiations are initiated, the relocation agent, or consultant, will notify the displacee of the following:

- Any item considered to be realty in the appraisal is not eligible for move cost reimbursement.
- To be eligible for payment, the displacee must permit a Kentucky Transportation Cabinet (KYTC) representative to inventory items to be moved.
- The displacee must permit a KYTC representative to make reasonable and timely inspections of personal property at the acquired and replacement sites and to monitor the move, if deemed necessary by KYTC.
- If using a commercial mover, the move agreement is between the displacee and the mover, but KYTC can pay the mover directly upon receipt of a bill after the move. The following apply:
 - ◆ KYTC will not accept a move cost bid from a mover who has not inspected the inventory and, when appropriate, been provided with move specifications.
 - ◆ The displacee will not give a mover permission to proceed until the relocation agent, or consultant, authorizes that displacee to move.
 - ◆ If the displacee selects a mover other than the one with the lowest bid, reimbursement will be for the approved amount or for the selected mover's actual bill, whichever is less.

BEFORE THE MOVE

The relocation agent, or consultant, shall inventory items to be moved as outlined in [RA-507](#), "Inventory of Items to be Moved," and advise the displacee of the following:


- The displacee must not move until authorized to do so by the agent.
- All personal property must be moved from the acquired real property.
- Payment may be withheld if any personal property is abandoned.
- Except in unusual situations and only with prior approval of the Relocation Branch Manager, or designee, payment will be made only upon completion of the move.

**INSPECTION
AFTER MOVE**

The relocation agent, or consultant, shall submit a claim for payment as outlined in [RA-508](#), "Self Moves," and [RA-509](#), "Commercial Moves."

Before delivering a move payment, the agent, or consultant, will verify by an on-site inspection, that all personal property has been moved from the acquired real property. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p style="text-align: center;">RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p style="text-align: center;">Inventory of Items to Be Moved</p>

PREPARING FOR THE MOVE

The relocation agent, or consultant, shall identify the personal property that must be moved. When a displacee elects to use a commercial mover, the agent shall also identify:

- Each appliance that is connected to utilities and the type of utility servicing each appliance (such as, an electric cooking stove, a clothes dryer connected to natural gas)
- The number of computers connected to a digital subscriber line (DSL)
- The number of television sets connected to a cable or satellite system
- Any other personal property item that is connected to a utility or service provider at the displacement location

REALTY VERSUS PERSONALTY

The relocation agent, or consultant, shall make every effort to resolve realty and personalty issues prior to making a relocation offer. If the classification of an item is unclear in the appraisal, the agent shall request written clarification from the appraiser. Relocation payments cannot be made to move a real property item, even if the item has no contributing value.

MULTIPLE OCCUPANTS

The relocation agent, or consultant, shall establish who owns personal property so as to pay moving expenses to the appropriate party.

If two or more occupants of a displacement dwelling move to separate locations, each eligible occupant is entitled to reasonable move costs based on the personal property each eligible displacee actually owns.

DOCUMENTING PERSONALTY TO BE MOVED

The relocation agent, or consultant, shall:

- Inspect and document personal property to be moved
- Identify the rooms on [TC 62-77](#), *Relocation Record of Contacts*


**DOCUMENTING
PERSONALTY TO
BE MOVED (CONT.)**

- Acquire the displacee's signature on the [TC 62-68](#), *Certified Inventory*, on all moves with photographs

Note: A certified inventory signed by the displacee is required on all moves.

The TC 62-68, *Certified Inventory* may be a combination of photographs and a typed list of items to be moved.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Self Moves</p>

POLICY A person displaced from a dwelling or seasonal residence may choose to receive a fixed rate move payment, actual cost, a staff moving cost estimate, a commercial move estimate in lieu of payment for a commercial move. Each item authorized under an actual cost move, a staff moving cost estimate, a commercial move estimate (including utility connection charges) has been included in the fixed-rate schedule, and no additional payment will be authorized.

MULTIPLE OCCUPANTS The relocation agent, or consultant, shall establish who owns personal property so as to pay moving expenses to the appropriate party.

If two or more occupants of a displacement dwelling move to separate locations, the fixed-rate payment will be based on the personal property actually owned by each eligible occupant. The dislocation allowance included in the first room shall be prorated between eligible displacees.

SEPARATE HOUSEHOLDS When the relocation agent determines that separate households are maintained, the agent, or consultant, shall identify each household as a residential relocation. The agent may determine that separate households are maintained when:

- Each family has separate baths, kitchen areas, bedrooms, etc.
- A person rents a sleeping room within a dwelling

When the relocation agent determines that separate households are maintained, each eligible displaced family is entitled to separate move payments.

INSPECTION PRIOR TO MOVE Before the move, the relocation agent, or consultant, shall inspect the personalty to be moved and check the appraisal to ensure that no item paid for in the appraisal is included in the personal property to be moved.

INSPECTION**PRIOR TO MOVE**

The agent shall make every effort to resolve realty and personalty issues prior to making a relocation offer. If the classification of an item is unclear in the appraisal, the agent shall request written clarification from the appraiser. Relocation payments cannot be made to move a real property item, even if the item has no contributing value. (See [RA-507](#), "Inventory of Items to Be Moved," for additional guidance.)

DEFINING A ROOM

The fixed-rate move payment is based on the volume of personal property to be moved, as outlined below.

- The room count shall be based on the actual number of furnished rooms plus basements, attics, garages, and out buildings, if such spaces contain sufficient personalty to constitute a room.
- Closets and bathrooms may be counted as rooms.
- An area may be counted as more than one room if the quantity of personalty exceeds that which would reasonably be found in a single room.
- Items stored in detached structures or outside of the residence may be counted as additional rooms.

The agent may add rooms to the fixed-rate schedule to calculate a fair payment for moving miscellaneous items outside of a residence and in other buildings.

When a residential displacee must also move large, bulky, or heavy items requiring special equipment, the agent, or consultant may, with approval of the right-of-way supervisor, classify the move as a personal property move. (See [RA-701](#), "Personal Property Move: General.")

DOCUMENTING THE ROOM COUNT

The relocation agent, or consultant, shall inspect and identify the rooms used to establish the payment amount on the [TC 62-206](#), *Moving Expense Estimate/Bid*; [TC 62-77](#), *Relocation Record of Contacts*; and [TC 62-99](#), *Move Claim – Residential*.

[TC 62-68](#), *Certified Inventory*, is required on all moves. The displacee must sign the *Certified Inventory*, which shall include photographs, or a combination of a typed list and photographs of items to be moved. The displacee shall sign the [TC 62-68](#), *Certified Inventory*, in order to be eligible for move payment(s).

BEFORE AUTHORIZING**THE MOVE**

The relocation agent or consultant shall obtain approval of the [TC 62-206, Moving Expense Estimate/Bid](#), from central office prior to issuing the move authorization.

The relocation agent shall check the appraisal to ensure that no item paid for in the appraisal is included in the inventory of property to be moved, and notify the displacee that he or she:

- Is not eligible for the cost to move any item considered to be realty in the appraisal
- Must permit a Kentucky Transportation Cabinet (KYTC) representative to make reasonable and timely inspections of personal property at the acquired and replacement sites and to monitor the move, if deemed necessary by KYTC
- Must not move until authorized to do so by the agent
- Must move, or have moved, all personal property from the acquired real property
- May have payment withheld if any personal property is abandoned
- Will receive payment only upon completion of the move (except in unusual situations and only with prior approval of the Relocation Branch Manager, or designee)

PAYMENT AMOUNT

Payment amounts shall be based on the fixed residential moving cost schedule approved by the Federal Highway Administration (FHWA) or approved estimates. Payment is limited if either of the following conditions applies:

- A person has minimal possessions and occupies a dormitory style room.
- A person's residential move is performed by KYTC at no cost to the person.

TO WHOM PAYMENT IS MADE

Payment will be made to the displacee, unless he or she requests otherwise in writing.

CLAIM PACKAGE A claim for payment shall include the following documents in the order in which they are listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-99, *Move Claim – Residential*
3. TC 62-206, *Moving Expense Estimate/Bid*
4. TC 62-68, *Certified Inventory*
5. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).


**AGENT TO VERIFY
MOVE COMPLETION**

Before delivering a move payment, the relocation agent, or consultant, will verify by an on-site inspection that all personal property has been moved from the acquired real property. The move shall be documented with photographs on TC 62-238, *Move Verification*.

Payment will be made after the move is completed unless a hardship exists (for example, the displacee does not have funds or access to a loan to cover the cost of moving). With prior written approval of the Relocation Branch Manager, or designee, an advance payment equal to half of the claim amount may be made to the displacee to start the move.

Note: Upon approval of a hardship the relocation agent, or consultant, shall request in the claim package the full amount of the claim to be disbursed in two checks. Once the move is completed the agent shall deliver the remaining portion of the payment.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Commercial Moves</p>

POLICY Residential displacees may move by using a household-goods mover (whose certificate is issued by the Kentucky Department of Vehicle Regulation).

Displacees are eligible for reimbursement of actual and reasonable move costs, including insurance for the replacement value of the property and storage as outlined in [RA-502](#), "Eligible & Ineligible Moving Expenses."

**MULTIPLE
OCCUPANTS**

The relocation agent, or consultant, shall establish who owns personal property so as to pay moving expenses to the appropriate party. If two or more occupants of a displacement dwelling move to separate locations, each eligible occupant is entitled to:

- Reasonable move costs based on the personal property each eligible displacee actually owns
- A prorated share of the cost to connect utilities

**SEPARATE
HOUSEHOLDS**

When the relocation agent determines that separate households are maintained, each eligible displaced family is entitled to separate move payments. The agent may determine that separate households are maintained when:

- Each family has separate baths, kitchen areas, bedrooms, etc.
- A person rents a sleeping room within a dwelling

**INSPECTION
PRIOR TO MOVE**

Before the move, the relocation agent, or consultant, shall inspect the personalty to be moved and check the appraisal to ensure that no item paid for in the appraisal is included in the personal property to be moved.

**INSPECTION
PRIOR TO MOVE
(CONT.)**

The agent shall make every effort to resolve realty and personalty issues prior to making a relocation offer. If the classification of an item is unclear in the appraisal, the agent shall request written clarification from the appraiser. Relocation payments cannot be made to move a real property item, even if the item has no contributing value. (For additional guidance, see [RA-507](#), "Inventory of Items to Be Moved.")

CERTIFIED INVENTORY

When a commercial mover is used, the relocation agent, or consultant, shall prepare a [TC 62-68](#), *Certified Inventory*. The displacee must sign the *Certified Inventory* which shall include photographs, or a combination of a list and photographs of items to be moved. The displacee shall sign the [TC 62-68](#), *Certified Inventory* in order to be eligible for move payment(s).

The displacee signs the [TC 62-68](#) *Certified Inventory* to:

- Certify that he or she owns the personal property
- Acknowledge that all items must actually be moved
- Agree that a move payment will be revised if the inventory actually moved deviates significantly from that listed on the [TC 62-68](#) *Certified Inventory*
- Acknowledge that any arrangement with a commercial mover is between the displacee and the moving company, not KYTC
- Agree that the mover may submit the bill for the move directly to KYTC for payment

**BEFORE AUTHORIZING
THE MOVE**

The relocation agent, or consultant, shall check move bids:

- To ensure that all items are bid as requested
- For mathematical errors

The agent shall notify the displacee that he or she:

- Is not eligible for the cost to move any item considered to be realty in the appraisal
- Must permit a KYTC representative to make reasonable and timely inspections of personal property at the acquired and replacement sites and to monitor the move, if deemed necessary by KYTC

**BEFORE AUTHORIZING
THE MOVE (CONT.)**

- Must not move until authorized to do so by the agent
- Must move or have moved all personal property from the acquired real property
- May have payment withheld if any personal property is abandoned
- Will receive payment only upon completion of the move (except in unusual situations and only with prior approval of the Relocation Branch Manager, or designee)

MOVE BIDS

The relocation agent, or consultant, shall obtain bids from two household goods movers when the first bid obtained exceeds \$5,000. An additional bid may be necessary at the discretion of Central Office.

A move bid is a price guarantee a mover gives to accomplish a specific move within a specific time frame. A mover shall inspect the personal property to be moved prior to submitting a bid.

Bids shall be obtained as close to the anticipated move date as is practical, and the replacement site known.

Bids shall include the cost to store personalty when all of the following conditions are met:

- It is determined that storage is reasonable and necessary. Such may be the case when a displacee, through no fault of his or her own, is unable to immediately occupy the replacement site after issuance of KYTC's 30-day notice to vacate.
- The personalty is not stored on property being acquired or property already owned or leased by the displacee.
- Central Office gives prior written approval, and the file is appropriately documented.

Note: Storage is limited to a maximum period of 12 months unless the Relocation Branch Manager, or designee, determines that storage for a longer period of time, up to a total maximum of 18 months, cannot be avoided.

MOVE BIDS (CONT.) Move bids shall identify the amount to be paid upon the move into storage and the amount due when the personalty is moved out of storage.

Storage costs may be reimbursed every three months unless monthly reimbursement is needed to prevent or reduce a hardship and is approved by the Relocation Branch Manager, or designee.

AUTHORIZING THE MOVE

The relocation agent, or consultant, shall authorize a commercial move based on the lowest acceptable bid obtained. As outlined in the [TC 62-68, Certified Inventory](#), any move agreement is between the displacee and the mover. KYTC may pay the mover directly upon receipt of a bill after the move.

If the displacee selects a mover other than the one with the lowest bid, reimbursement will be for the approved amount or for the selected mover's actual bill, whichever is less.

PAYMENT AMOUNT

Payment is limited to the approved move bid obtained or the mover's actual bill, whichever is less. When the low bidder performs the move and their bill exceeds the approved bid amount, the mover must include written justification for the increased cost. Payment is limited to the low bid amount unless the Relocation Branch Manager, or designee, approves the increased cost.

TO WHOM PAYMENT IS MADE

Payment may be made directly to the mover after the move is complete and a bill is received by the relocation agent.

TIME TO FILE A CLAIM

A written claim for payment must be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing, or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

ADVANCED CLAIM An advance claim is one submitted in advance of a qualifying event. For example, a move claim submitted prior to a move so that payment is available upon completion of the move. Since a commercial move payment is made upon receipt of a bill after the move is complete, an advance claim is not typically an option with this type move.

If an advance claim is approved for a commercial move, payment shall not be delivered until the move is complete unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined in [RA-408](#), "Claims for Payment-General."

CLAIM PACKAGE A claim for payment shall include the following documents in the order in which they are listed:

- TC 62-221, *Relocation Payment Summary*
- W-9 for the moving company
- TC 62-99, *Move Claim – Residential*
- TC 62-206, *Moving Expense Estimate/Bid*
- The mover's bill and a copy of all bids obtained
- TC 62-68, *Certified Inventory*
- TC 62-77, *Relocation Record of Contacts*


Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

**AGENT TO VERIFY
COMPLETION OF
MOVE**

Before delivering a move payment the relocation agent, or consultant, will verify by an on-site inspection that all personal property has been moved from the acquired real property. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.

Payment for a commercial move shall only be made after the move is completed.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>RESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Claim for Payment</p>

PAYMENT AMOUNT Move payment amounts shall be calculated as outlined in [RA-508](#), Self Moves,” or [RA-509](#), “Commercial Moves.”

ILLEGAL ALIEN ADJUSTMENT A move payment shall not be made to an ineligible member of the household. Thus, the relocation agent shall prorate all move payments based on the ratio between eligible and ineligible household members.

Example 1: If four out of five displacees are lawfully present, the proportion of lawful displacees is 80 percent (4 lawful displacees ÷ 5 total displacees) and that percentage shall be applied against any move payment that otherwise would have been received.

Example 2: The volume of personalty to be moved by a family of six equals 14 rooms. One occupant is not lawfully present in the United States. Thus, the proportion of lawful occupants is 83 percent (5 eligible individuals ÷ 6 total family members), and that percentage shall be applied to the move payment.

Using the family make-up cited in Example 2, the Kentucky Transportation Cabinet (KYTC) would pay 83 percent of utility connection charges and a mover’s bill when a commercial mover performs the move. The displacees would be responsible for paying the remaining balance, or 17 percent of the costs.

TIME TO FILE A CLAIM A written claim for payment must be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing or final judgment date

**TIME TO FILE A
CLAIM (CONT.)**

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

DOCUMENTATION

Each move claim shall be filed and supported by documentation as outlined in this chapter. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

**EXPEDITIOUS
PAYMENTS**

The district relocation agent, or consultant, and Relocation Branch Manager, or designee, shall review claims in an expeditious manner. The claimant shall be promptly notified if additional documentation is required to support the claim. Payment for a claim shall be made as soon as feasible following receipt of sufficient documentation to support the claim.

**ADVANCED MOVE
PAYMENTS**

A move payment is made after the move unless the Relocation Branch Manager, or designee, gives prior approval to deliver payment before the move as outlined in [RA-408](#), "Claims for Payment—General."

ADVANCED CLAIMS

An advance claim is one submitted in advance of a move so that payment is available upon completion of the move. While advance claims are routine, payment shall not be delivered until the displaced person actually moves unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined in [RA-408](#).

**NOTICE OF CLAIM
DENIAL**

If KYTC disapproves all or part of a move claim or refuses to consider a move claim on its merits because of untimely filing or other grounds, it shall promptly notify the claimant in writing of its determination, the basis for its determination, and procedures for appealing that determination as outlined in [RA-410](#), "Appeal Process." Before accepting an appeal, KYTC shall provide a two-level administrative review as outlined in [RA-409](#), "Reconsideration of Claim Denial."

**NO WAIVER OF
RELOCATION
ASSISTANCE**


KYTC shall not propose or request that a displaced person waive rights or entitlements to a move payment provided by the Uniform Act and these procedures. (See [RA-403](#), "Waiver of Relocation Benefits.")

MOVE PAYMENTS**NOT TAXABLE**

Relocation payments are reimbursements and are not considered to be federal financial assistance; therefore, these payments are considered as nontaxable items.

Note: (See [49 CFR 24.209](#), Relocation payments not considered as income.) No relocation payment received by a displaced person under this part 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 (Title 26, U.S.C.)*, or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U.S.C. 301 et seq.) or any other federal law, except for any federal law providing low-income housing assistance.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Eligibility Criteria</p>

CRITERIA

Anyone who qualifies as a displaced person and who moves personal property is eligible for payment of his or her actual moving expenses, as the Kentucky Transportation Cabinet (KYTC) deems reasonable and necessary.

When a small business, farm, or nonprofit organization is displaced, the displaced owner is also eligible for move-related expenses as outlined in this chapter.

A displacee will receive reasonable and necessary moving expense payments for:

- Moving personal property located within proposed right of way and easement areas
- Moving from other real property not acquired when the right-of-way supervisor determines the acquisition necessitates such a move, with prior approval by the Relocation Branch Manager, or designee
- Moving the personal property of one person from real property owned by another when KYTC requires the personalty be moved because of an acquisition


The displacee must legally occupy the real property being acquired when negotiations begin, when KYTC issues a written notice of intent to acquire, or when KYTC acquires the real property. (See [RA-02](#), for definitions of each event.)

Only one move may be eligible for payment, except where it is shown that more than one move is in the public interest and prior written approval is obtained from the Relocation Branch Manager, or designee.

CRITERIA (CONT.)

A move in and out of storage, when approved in advance by the Relocation Branch Manager or designee, is considered a single move; however, payment may be made in two increments. A partial payment may be made upon completion of the move into storage, with the balance paid upon completion of the move out of storage. Because incremental payments are made, move bids and estimates may identify the amounts to be paid moving into and out of storage.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Eligible & Ineligible Expenses</p>

ELIGIBLE MOVING EXPENSES

Actual, reasonable moving and related expenses that will be paid include:

- Transporting personal property for a distance of no more than 50 miles

Note: The Relocation Branch Manager, or designee, may determine a move cannot be accomplished within 50 miles and therefore approve payment for a move beyond this distance, provided the file is appropriately documented.

- Packing, crating, unpacking, and uncrating of personal property
- Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, including:

- ◆ Substitute personal property

Note: No betterments (move costs of existing item can be applied towards purchase of new equipment)

- ◆ Connections to nearby utilities

Note: Expenses for providing utilities from the right-of-way line to the replacement site are eligible if the right-of-way supervisor determines they are actual, reasonable, and necessary.

- ◆ Modifications to the personal property or to the utilities at the replacement site necessary to adapt them to each other or to meet occupational codes

- Storing personalty, provided all of the following conditions are met:

- ◆ It is determined that storage is reasonable and necessary. Such may be the case when a displacee, through no fault of his or her own, is unable to immediately occupy the replacement site after issuance of KYTC’s 30-day notice to vacate.

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- ◆ The personalty is not stored on property being acquired or property already owned or leased by the displacee.
- ◆ The Relocation Branch Manager or designee gives prior written approval, and the file is appropriately documented.

Note: Storage is limited to a maximum period of 12 months unless the Relocation Branch Manager, or designee, determines that storage for a longer period of time, up to a total maximum of 18 months, cannot be avoided.

- Insuring the replacement value of the personal property in connection with the move and necessary storage

Note: This insurance is generally available for added cost and provides for replacement or repair of items damaged or destroyed. All move bids should include insurance coverage based on replacement cost. In addition to replacement cost coverage, movers offer two other types of insurance (which are to be used only when replacement value coverage is not available):

- ◆ **Benefit paid by weight**—This is the basic insurance required by state or local law. It pays an allowance for damage based on the weight of an item.
- ◆ **Benefit based on depreciated value**—This type of insurance is common in moves subject to the jurisdiction of the Interstate Commerce Commission. It pays for the depreciated value of items damaged. If an entire shipment is lost, payment is limited by the total weight of the goods.

- Providing for replacement value of property lost, stolen, or damaged in the moving process through no fault or negligence of the displacee or his or her agent or employee, where insurance covering such loss, theft, or damage is not available

Note: The relocation agent, or consultant, shall verify that insurance coverage is unavailable and obtain prior approval of the Relocation Branch Manager, or designee. This provision is an exception rather than a common occurrence, since the financial risk could be high.

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- Replacing a concrete pit, pad, foundation, pit, etc., that is necessary to reinstall personal property

Note: When the appraiser assigns a contributing value to an acquired pit, pad, or foundation, reimbursement is limited to the cost to replace the item less its contributing value.

- Obtaining any license, permit, or certification required at the new location, with the following provisions:
 - ◆ Only an item paid periodically is considered to be a license, permit, or certification. These items are renewable and valid only for a specific period of time.
 - ◆ Payment will be based upon the remaining useful life of the current license, permit, or certification, if not refundable or transferable.
 - ◆ If the license, permit, or certification is one that is required by local code at the replacement site but not at the previous site, payment will be for the minimum obtainable time.

Note: Permits associated with capital assets are not eligible for reimbursement.

- Providing professional services necessary to plan the move of the personal property, move the personal property, or plan the installation of the relocated personal property at the replacement location, with the following provisions:
 - ◆ Payment is limited to planning the plant layout of tangible personal property only, for example, not for exterior design or landscaping.
 - ◆ Payment will not be made for services routinely provided by the relocation agent, such as advisory assistance, move-cost estimates, inventories, move specifications.
 - ◆ Payment will not be made for legal services provided to the displacee.

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- ◆ Payments may be made for professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced person's business operation, including but not limited to, soil-testing, feasibility, and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site).
- ◆ At the discretion of the right-of-way supervisor, a reasonable preapproved hourly rate shall be established. [See 49 CFR, Appendix A to Part 24, Section 24.303(b).]
- Impact fees or one-time assessments for anticipated heavy utility usage, as determined necessary by the right-of-way supervisor
- Re-lettering signs and replacing stationery, business cards, making reasonable and necessary update to other media, and invoices on hand that are made obsolete due to the move, with the following provisions:
 - ◆ Payment will be based on the number of obsolete items turned in to the relocation agent, or consultant.
 - ◆ Payment to re-letter a sign is limited, when possible, to changes in that portion of the sign made obsolete (for example, phone number and address). However, if necessary, the cost to re-letter the entire sign may be paid.
 - ◆ Receipted bills from the providers shall document payment.
- Providing for actual direct loss of tangible personal property that will not be moved as a result of moving or discontinuing the business or farm operation (RA-605), such as outdated equipment, old merchandise, etc.

Note: To be eligible for this payment the displacee shall make a good-faith effort to sell the personal property, unless the Relocation Branch Manager, or designee, determines that an attempt to sell is not necessary. Payment shall consist of the lesser of:

- ◆ The market value in place of the item as-is for continued use, less the proceeds from its sale. (Market value in place shall be based on the cost of the goods to the business, not the potential selling price.)

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- ◆ The estimated cost for moving the item as-is, but not including any allowance for storage or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. If the business or farm operation is discontinued, the estimated cost of moving the item shall be based on a moving distance of 50 miles.
- The reasonable cost of attempting to sell an item that is not to be relocated

Note: This provides payment for advertisement, equipment rental, auction fees, etc. Generally, the goods to be sold should be of sufficient value to at least equal the cost of the sale. The Relocation Branch Manager, or designee, may waive the need for a sale attempt if items are not expected to produce sufficient revenues to at least pay the cost of the sale. Items that are not being moved and not sold can be donated, or with approval of the Relocation Branch Manager or designee, abandoned in place. KYTC's cost to remove such item shall not affect the amount of the payment to the displacee.

- Purchasing substitute personal property

Note: If an item of personal property that is used as part of a business or farm operation is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, the displacee is entitled to payment of the lesser of:

- ◆ The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item
- ◆ The estimated cost of moving and reinstalling the replaced item but with no allowance for storage

Note: A single bid or estimate may be used when estimated move costs do not exceed \$5,000.

- Searching for a replacement business, farm operation, or nonprofit organization site, not to exceed \$5,000.

Note: [TC 62-230](#), *Search Expense Log*, shall be submitted and approved. Expenses eligible for reimbursement include:

- ◆ Transportation, limited to current allowable travel expenses that KYTC employees receive

**ELIGIBLE MOVING
EXPENSES (CONT.)**

- ◆ Lodging and meals while 50 miles away from home, limited to standard single occupancy rates charged by motels and hotels within the search area unless the right-of-way supervisor approves reimbursement for more than one representative of the displaced operation
- ◆ Time spent searching (based upon the reasonable salary or earnings of the persons conducting the search), as long as the reimbursement claim is accompanied with a daily log showing the following information:
 - Date of search
 - Persons contacted
 - Places visited
 - Activity involved
- ◆ Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site
- ◆ The costs of obtaining permits and attending zoning hearings
- Other moving-related expenses not listed as ineligible below, provided:
 - ◆ The relocation agent, or consultant, deems the expenses are reasonable and necessary
 - ◆ The Relocation Branch Manager, or designee, approves the expenses in advance, and the file is appropriately documented

**INELIGIBLE MOVING
EXPENSES**


Moving expenses for which a displacee is not entitled to payment include:

- The costs to move any structure or other real property improvement in which the displacee retained ownership
- Interest on a loan to cover moving expenses
- Loss of goodwill
- Loss of profits

**INELIGIBLE MOVING
EXPENSES (CONT.)**


- Loss of trained employees
- Any additional operating expenses incurred by a business or farm operation because of operating in a new location, except as provided in **RA-616**, “Reestablishment Expenses”
- Personal injury
- Any legal fees or other cost to prepare a claim for a relocation payment or for representing the claimant before KYTC
- Physical changes to the real property at the replacement location of a business or farm operation that would constitute an improvement to the real property or site, except as provided in “Eligible Moving Expenses” above, or **RA-616**, “Reestablishment Expenses”
- The cost to store personal property on real property already owned or leased by the displacee
- Refundable security and utility deposits
- The cost to move any item that was paid for in the appraisal, including any item with no contributing value
- The cost to move any item that is not legally occupying the acquired property



 RELOCATION ASSISTANCE	<i>Chapter</i> NONRESIDENTIAL MOVES
	<i>Subject</i> Hazardous Wastes & Substances

HAZARDOUS WASTES The relocation agent, or consultant, shall notify the right-of-way supervisor and district environmental coordinator when operations, processes, or activities are encountered that are likely to generate hazardous wastes and to have chemical or fuel storage facilities on site.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Low-Value, High-Bulk Items</p>

POLICY If the estimated cost to move an item of low value and high bulk disproportionately exceeds its value, the Relocation Branch Manager, or designee, may approve paying the displacee the lesser of:

- The estimated amount that would be received if the item were sold at the displacement site
- The replacement cost of a comparable quantity delivered to the new business location

Examples of personal property covered by this provision include but are not limited to stockpiled sand, gravel, minerals, metals, and other similar items.

DOCUMENTING PAYMENT

The relocation agent, or consultant, shall:

- Make a written and supported estimate of the amount that would be received if the item were sold on site.
- Make a written and supported determination of the cost to replace the item at the replacement site.
- Obtain approval of the Relocation Branch Manager, or designee, to pay the amount that would be received if the item were sold or the replacement cost of a comparable quantity, whichever is less.

The displacee shall execute a bill of sale or similar document transferring ownership of the personal property to the Kentucky Transportation Cabinet (KYTC).

NOTIFYING DISPLACEE

After prorating the low-value, high-bulk payment based on the percentage of lawful owners, the relocation agent shall advise the owner of the allowable payment amount.

Low-value, high-bulk items **do not** remain the property of the displacee; they remain on site.


CLAIM PACKAGE A claim for payment shall include the following documents in the order in which they are listed:

1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-68, *Certified Inventory*
5. A copy of the approval memo to make a low-value, high-bulk payment
6. Bill of Sale
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

PAYMENT DELIVERY Before delivering a low-value, high-bulk move payment, the relocation agent shall secure from the displacee a bill of sale or similar document transferring ownership of the personal property to KYTC.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Direct-Loss Payment</p>

POLICY A tangible personal property loss may occur when a business, farm, or nonprofit is going out of business or the owner elects not to move a piece of equipment, old merchandise, etc.

To be eligible for a direct-loss payment the displacee shall make a good faith effort to sell the personal property, unless the Relocation Branch Manager or designee determines that an attempt to sell is not necessary.

Generally, the goods to be sold should be of sufficient value to at least equal the cost of the sale. If the items are not expected to produce sufficient revenues to at least pay the cost of the sale or if there is no market for the items, then an effort to sell should not be required. When the supervisor determines there is no need to attempt to sell the items, the relocation agent shall document the parcel file accordingly.

When a direct-loss payment is made:

- The personal property is not moved but remains on site.
- The displacee shall execute a bill of sale or similar document transferring ownership of the personal property to the Kentucky Transportation Cabinet (KYTC).
- KYTC’s cost to remove the item shall not affect the amount of the payment to the displacee.

PAYMENT AMOUNT A direct loss payment shall consist of the lesser of:

- The market value in place of the item as-is for continued use, less the proceeds from its sale

Note: Market value in place shall be based on the cost of the goods to the business, not the potential selling price.

**PAYMENT AMOUNT
(CONT.)**

- The estimated cost to move the item as-is, but not including any allowance for storage or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site

Note: If the business or farm operation is discontinued, the estimated cost of moving the item shall be based on a moving distance of 50 miles.

When calculating a direct-loss payment, KYTC will deduct the actual, reasonable costs of the sale from the proceeds of the sale.

EXAMPLE

A displaced business owner elects not to move or replace an old piece of equipment.

Market value in place of an item as-is for continued use		\$5,000
Net from sale	\$600	
Cost of sale	<u>-200</u>	
Less proceeds from sale		<u>-400</u>
		\$4,600
Estimated cost to move the item as-is		\$3,900

Displacee is eligible for a direct-loss payment of \$3,900.

**DOCUMENTING
PAYMENT**

The displacee shall provide the relocation agent with:

- Paid receipts, copies of advertisements, offers to sell, auction records, and invoices to support actual, reasonable costs of the sale (such as, advertisement costs, equipment rental, auction fees)
- A bill of sale or similar document to support proceeds from the sale

CLAIM PACKAGE

A claim for a direct-loss payment shall include the following documents in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-68, *Certified Inventory*

**CLAIM PACKAGE
(CONT.)**


5. Memo documenting the costs and proceeds of the attempted sale or the approval to waive a sales attempt
6. Bill of Sale
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

PAYMENT DELIVERY

Before delivering a direct-loss move payment, the relocation agent shall secure from the displacee a bill of sale or similar document transferring ownership of the personal property to KYTC when an attempted sale was unsuccessful or the sale was waived.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Purchase of Substitute Personal Property</p>

POLICY

If an item of personal property that is used as part of a business, farm, or nonprofit operation is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, the displacee is entitled to a payment to purchase substitute personal property.

To be eligible for this payment the displacee shall make a good faith effort to sell the personal property, unless the Relocation Branch Manager or designee determines that an attempt to sell is not necessary. The Kentucky Transportation Cabinet (KYTC) will deduct the actual, reasonable costs to advertise and conduct the sale from the proceeds of the sale before calculating a payment to purchase substitute personal property.

Generally, the property to be sold should be of sufficient value to at least equal the cost of the sale. If the items are not expected to produce sufficient revenues to at least pay the cost of the sale or if there is no market for the items, then an effort to sell should not be required. When the Relocation Branch Manager or designee determines there is no need to attempt to sell the items, the relocation agent shall document the parcel file accordingly.

When a displacee claims a payment to purchase substitute personal property:

- Personal property not sold or traded in remains on site.
- The displacee shall execute a bill of sale or similar document transferring ownership of personal property not sold or traded in to KYTC.
- KYTC’s cost to remove property not sold or traded in shall not affect the amount of the payment to the displacee.

PAYMENT AMOUNT A substitute personal property payment shall consist of the lesser of:

- The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item
- The estimated cost of moving and reinstalling the replaced item but with no allowance for storage

Note: A single bid or estimate may be used when estimated move costs do not exceed \$5,000.

When calculating a substitute personal property payment, KYTC will deduct the actual, reasonable costs of the sale from the proceeds of the sale.

EXAMPLES **Example 1:** A displaced business owner elects not to move but to replace an old piece of equipment.

Cost of substitute item, including installation costs		\$7,150
Net from sale	\$1,900	
Cost of sale	<u>-200</u>	
Less Proceeds from sale		<u>-1,700</u>
		\$5,450
Estimated cost to move and reinstall original equipment		\$4,400

The displacee sold the old item and is eligible for a \$4,400 payment to purchase substitute personal property.

Example 2: A displaced nonprofit organization elects to trade in and replace old equipment.

Cost of substitute item, including installation costs		\$2,750
Less trade in of old equipment		<u>-500</u>
		\$2,250
Estimated cost to move and reinstall original equipment		\$1,860

The displacee traded in the old item and is eligible for a \$1,860 payment to purchase substitute personal property.

DOCUMENTING**PAYMENT**

The displacee shall provide the relocation agent with:

- When a sale is attempted:
 - ◆ Paid receipts, copies of advertisements, offers to sell, auction records, and invoices to support the costs of the sale (such as advertisement costs, equipment rental, auction fees)
 - ◆ A bill of sale or similar document to support proceeds from the sale
- Receipts showing the cost of the new equipment and, when applicable, the trade-in value of the old item

CLAIM PACKAGE

A claim to purchase substitute personal property shall include the following documents in the order listed:


1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-68, *Certified Inventory*
5. Documents supporting:
 - ◆ The cost and proceeds of the attempted sale or the approval memo to waive a sales attempt, whichever is applicable
 - ◆ The cost of the new equipment and, when applicable, the trade-in value of the old item
6. Bill of Sale
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

PAYMENT DELIVERY

Before delivering a substitute personal property payment, the relocation agent shall secure from the displacee a bill of sale or similar document transferring ownership of any personal property not sold or traded in to KYTC.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Searching Expenses</p>

POLICY A displaced business, farm, or nonprofit operation is entitled to reimbursement for actual expenses, as the Kentucky Transportation Cabinet (KYTC) determines to be reasonable, incurred searching for a replacement location, including:

- Mileage, limited to current allowable travel expenses that KYTC employees receive
- Meals and lodging while away from home 50 miles

Note: Lodging is limited to the standard single occupancy rate charged by motels and hotels within the search area unless the Relocation Branch Manager or designee approves reimbursement for more than one representative of the displaced operation.

- Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such sites
- Time spent searching, based upon the reasonable salary or earnings of the person conducting the search
- Time spent obtaining permits and attending zoning hearings
- Time spent negotiating the purchase of a replacement site, based on a reasonable salary or earnings

PAYMENT AMOUNT A searching expense payment is based on properly documented, actual, and reasonable expenses not to exceed \$5,000.

DOCUMENTING PAYMENT The displacee shall support a searching expense claim with a detailed accounting of time and expenditures.

DOCUMENTING**PAYMENT (CONT.)**

A log showing the following information shall accompany a searching expense claim:

- Date of search
- Persons contacted
- Places visited and activity involved

Meals and lodging shall be documented with receipted bills.

CLAIM PACKAGE

A searching expense claim shall include the following documents in the order listed:


1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-230, *Search Expense Log*
5. Bills, receipts, cancelled checks, affidavits, and other documents supporting expenses incurred by the displacee while searching for a replacement site
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

PAYMENT DELIVERY

The relocation agent shall deliver a searching expense payment as soon as practical after receipt.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Reprinting / Replacement of Obsolete Items</p>

POLICY A displaced business, farm, or nonprofit operation is eligible for reimbursement for actual expenses incurred to reprint or replace stationery, business cards, invoices, key chains, pens, pencils, and making reasonable and necessary updates to other media, etc., that are made obsolete due to the move.

Payment to reletter a sign is limited, when possible, to changes in that portion of the sign made obsolete (for example, phone number and address). However, if necessary, the cost to reletter the entire sign may be paid.

PAYMENT AMOUNT A payment for reprinting or replacement expenses is based on the number of obsolete items the displacee turns in and the cost to replace those items.

Example: Mr. Martin turned in the following number of obsolete items, a sample of each replaced item with the new address, and copies of the bills.

Item	Total Price	Number Replaced	Unit Price	Number Turned In	Eligible Amount
Stamp	\$40.00	1	\$40.00	1	\$40.00
Business Cards	35.00	1,000	0.035	1,147	35.00
Letter Head	12.50	1,000	0.013	500	6.25
# 10 Envelopes	8.58	1,000	0.009	245	2.10
Invoices	19.18	250	0.77	137	10.51
Order Forms	13.20	250	0.53	132	6.97
Name Tags	83.42	125	0.67	97	64.73
Amount to be Reimbursed					\$165.57

DOCUMENTING**PAYMENT**

To support payment the displacee shall provide:

- All obsolete items being reprinted or replaced
- Receipted bills and canceled checks for the reprinted or replaced items
- A sample of each reprinted or replaced item with the new address

CLAIM PACKAGE

A claim to replace items made obsolete as a result of the move shall include the following documents in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. A memo providing all pertinent details including the number of each obsolete item turned in and the number and cost of each reprinted or replaced item with the new address
5. Photographs of each obsolete item with the old address and each replaced item with the new address
6. Receipted bills and cancelled checks supporting expenses incurred to replace or reprint items made obsolete by the move
7. TC 62-77, *Relocation Record of Contacts*


The relocation agent shall count and document the number of each item turned in. All additional items may be discarded.

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

PAYMENT DELIVERY

The relocation agent shall deliver a reprinting and replacement payment as soon as practical after receipt.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Off-Premise Signs Outdoor Advertising</p>

OVERVIEW

Signs that advertise on-site products or services are included in the appraisal and are not relocation items.

Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business for purposes of benefits outlined in [RA-616](#), "Reestablishment Expenses."



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Notification & Inspection of Move</p>

**NOTIFYING THE
DISPLACEE**

As soon as practical after negotiations are initiated, the relocation agent, or consultant, will notify the displacee of the following:

- Any item considered to be realty in the appraisal is not eligible for move cost reimbursement.
- The displacee shall permit a Kentucky Transportation Cabinet (KYTC) representative to inventory items to be moved and sign the [TC 62-68](#), *Certified Inventory*, to be eligible for payment.
- The displacee shall provide the relocation agent with notice of the approximate date of the start of the move or disposition of the personal property.
- The displacee shall permit a KYTC representative to make reasonable and timely inspections of personal property at the acquired and replacement sites and to monitor the move, if deemed necessary by KYTC.
- If using a commercial mover, the move agreement is between the displacee and the mover, but KYTC can pay the mover directly upon receipt of a bill after the move, with the following provisions:
 - ◆ KYTC will not accept a move cost bid from a mover who has not inspected the inventory and, when appropriate, been provided with move specifications.
 - ◆ The movers and a KYTC representative will inspect the acquired and, when practical, the replacement site before the mover submits a move cost bid.
 - ◆ The displacee will not give a mover permission to proceed until the relocation agent, or consultant, authorizes that displacee to move.

**NOTIFYING THE
DISPLACEE (CONT.)**

- ◆ If the displacee selects a mover other than the one with the lowest bid, reimbursement will be for the approved amount or for the selected mover's actual bill, whichever is less.

BEFORE THE MOVE

The relocation agent, or consultant, shall inventory items to be moved as outlined in [RA-611](#) and advise the displacee of the following:


- The displacee must not move until authorized to do so by the agent.
- All personal property must be moved from the acquired real property.
- Payment may be withheld if any personal property is abandoned.
- Except in unusual situations and only with prior approval of the Relocation Branch Manager, or designee, payment will be made only upon completion of the move.

**INSPECTION AFTER
MOVE**

The relocation agent, or consultant, shall submit a claim for payment as outlined in this chapter.

Before delivering a move payment, the agent, or consultant, will verify by an on-site inspection that all personal property has been moved from the acquired real property. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Inventory of Items to Be Moved</p>

PREPARING FOR THE MOVE

The relocation agent, or consultant, shall inspect the displacement property to identify personal property that must be moved, including:

- All appliances, machinery, equipment, etc. in use at the displacement site
- All personal property that is connected to utilities and the type utility or provider servicing each item (such as, a welding machine that requires 3-phase electric service, a heated mixer connected to natural gas)
- The number of audio-visual components connected to a cable or satellite system
- Any other personal property item that is connected to a utility or service provider at the displacement location

REALTY VERSUS PERSONALTY

The relocation agent, or consultant, is to make every effort to resolve realty and personalty issues prior to making a relocation offer. If the classification of an item is unclear in the appraisal, the agent shall request written clarification from the staff review appraiser. Relocation payments cannot be made to move a real property item, even if the item has no contributing value.

MULTIPLE OCCUPANTS

The relocation agent, or consultant, shall establish who owns personal property so as to pay moving expenses to the appropriate party. Move payments are based on the personal property each displacee actually owns.

**DOCUMENTING
PERSONALTY TO
BE MOVED**

The relocation agent, or consultant, shall inspect and document personal property to be moved on [TC 62-68](#), *Certified Inventory*, which may be a combination of photographs and a typed list of items to be moved. The displacee shall sign the [TC 62-68](#), *Certified Inventory*, to certify that he or she owns the personal property to be eligible for move payment.

**BEFORE AUTHORIZING
THE MOVE**

The relocation agent shall check the appraisal to ensure that no item paid for in the appraisal is included in the inventory of property to be moved, and notify the displacee that he or she:

- Is not eligible for the cost to move any item considered to be realty in the appraisal.
- Must permit a Kentucky Transportation Cabinet (KYTC) representative to make reasonable and timely inspections of personal property at the acquired and replacement sites and to monitor the move, if deemed necessary by KYTC.
- May choose to use a commercial mover, in which case the move agreement is between the displacee and the mover. KYTC can pay the mover directly upon receipt of a bill after the move.
 - ◆ KYTC will not accept a move cost bid from a mover who has not inspected the inventory and, when appropriate, been provided with move specifications.
 - ◆ The displacee will not give a mover permission to proceed until the agent authorizes that displacee to move.
 - ◆ If the displacee selects a mover other than the one with the lowest bid, reimbursement will be for the approved amount or for the selected mover's actual bill, whichever is less.
- Must not move until authorized to do so by the relocation agent.
- Must move all personal property from the acquired real property.
- May have payment withheld if any personal property is abandoned.
- Will receive payment upon completion of the move, except in unusual situations, and only with prior approval of the Relocation Branch Manager, or designee.


VERIFYING COMPLETION

OF MOVE

The relocation agent, or consultant, shall submit claims for payment as outlined in this chapter.

Before delivering a move payment, the agent, or consultant, will verify by an on-site inspection that all personal property associated with a claim has been moved from the acquired real property. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Move Cost Bids</p>

POLICY

When the estimated cost to move exceeds \$5,000, the relocation agent, or consultant, shall obtain bids from two qualified movers. If there is a significant difference between the bids, the agent shall obtain a third bid to determine reasonable and valid move costs.

A move bid is a price guarantee a mover gives to accomplish a specific move within a specific time frame. A mover shall inspect the personal property to be moved, and when practical the replacement site, prior to submitting a bid. A Kentucky Transportation Cabinet (KYTC) representative shall accompany movers during their inspections, and for large or complicated moves shall provide written move specifications.

Bids shall be obtained as close to the anticipated move date as is practical, and the replacement site should be known. Bids shall include costs for plumbing and electrical hook-ups. Phone and cable connection charges are typically paid directly to the local provider of such services.

KYTC will pay a reasonable fee to a mover for preparing a nonresidential move bid according to KYTC specifications. Any fee paid to a mover for preparing a bid will be deducted from the mover’s bill if the mover performs the move.

A nonresidential displacee can perform a self-move, hire a commercial mover, or use a combination of move methods. The move estimate shall be reduced by the percentage designated on [TC 62-206, Moving Expense Estimate/Bid](#), to eliminate overhead/profit from the moving cost bids to establish a reimbursement eligibility. Regardless of the method used to move, a move payment in excess of \$5,000 is limited to the lower of two reasonable and valid bids.

CATEGORIES OF MOVERS

The type of mover selected is critical to assuring that a move is completed with minimum complications and disruptions to the business. A mover, in the broadest term, falls into one of the following general categories:

**CATEGORIES OF
MOVERS (CONT.)**

- **Household Goods Carriers**—These carriers specialize in moving personal property from homes and offices.
- **General Commodity Carriers**—These movers carry most everything that can be boxed and moved within the physical constraints of its equipment. Generally, the entire load is one type of item—for example, a truckload of boxed paper, boxes stacked on pallets, or boxes of canned peaches leaving the canning factory.
- **Specialized Equipment Carriers**—These movers carry heavy or oversized items. Moving procedures are customized for the client—for example, moving towers, silos, and machinery.
- **Bulk Carriers**—These carriers typically carry milk, lumber, or grain.
- **Hazardous-Material Carriers**—These carriers typically carry combustible or explosive materials, radioactive substances, or gases (flammable, nonflammable, and poisonous).

MOVE SPECIFICATIONS

Move specifications are detailed written instructions to the mover about how the move should be performed. Although written move specifications are not required for every move, it is prudent to use them for complicated or large moves.

Move specifications become a detailed agreement between the displaced person and KYTC regarding how to accomplish the move. Move specifications inform bidders what must be done to accomplish the move. The specifications should be developed and have the concurrence of all parties before bids or estimates are secured.

The specifications should be complete, specific, and precise to prevent differences in interpretations and disagreements about how the move should take place or be reimbursed.

At a minimum, the following should be included in the move specifications:

- Order of the move
- Timing of the move
- Any special handling required
- Detach and reinstallation instructions
- References to the inventory
- Unique circumstances of the move

MOVE SPECIFICATIONS**(CONT.)**

Move specifications describe the methods and means to be used to execute the move. These specifications should be developed in consultation with the business owner and the bidders.

In specialized or complex moves, it may be necessary for KYTC to employ a consultant who has expertise in the type of business being moved to assist in developing the specifications. The business operator should not be relied on as the sole source of expertise in developing specifications in a complex or intricate move.

It is best to discuss and resolve any disagreements or reservations about the specifications before the move begins.

The relocation agent, or consultant, shall advise the business owner and mover that payment in excess of a valid acceptable bid will not be made unless such excess payment is justified in writing and approved by the Relocation Branch Manager, or designee.

**APPROVAL OF
MOVE COSTS**

The relocation agent or consultant shall obtain approval of the TC 62-206, *Moving Expense Estimate/Bid*, from Central Office prior to issuing the move authorization.

The relocation agent, or consultant, requests the supervisor's approval and Central Office's approval when necessary by submitting the following documents in the order listed:

1. TC 62-206, *Moving Expense Estimate/Bid*
2. Bids from movers
3. TC 62-68, *Certified Inventory*
4. TC 62-77, *Relocation Record of Contacts*


Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

**PAYMENT TO A MOVER
FOR PREPARING A BID**

A claim to pay a mover for preparing a move bid shall include the following documents in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. W-9 from mover
3. Signed copy of bid
4. Bill from mover
5. TC 62-77, *Relocation Record of Contacts*



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Self Move</p>

POLICY

A nonresidential displacee may be eligible for payment of his or her actual moving expenses as outlined in this chapter. This includes moving personal property outside of an acquisition area when:

- The right-of-way supervisor determines that an acquisition necessitates such a move.
- Prior approval is given by the Relocation Branch Manager, or designee, and the file is appropriately documented.

A displacee performing a self-move takes responsibility for moving all personal property and is eligible for reimbursement after everything has been moved. Payment can be based on bids, an estimate, or actual costs as outlined below. A self-move based on the lower of two bids or an estimate does not require documentation of expenses incurred.

When a person elects to perform a self-move, reimbursement will not be made for:

- Any personal injuries sustained by the owner or the owner's employees
- Any personal property damaged during the move

If a person, business, farm, or nonprofit organization is not required to move but has personal property only to be moved from the acquired site, reimbursement will be based on procedures outlined in [RA-701](#), "Personal Property Moves: General."

PAYMENT BASED ON BIDS OR ESTIMATE

The development of the move cost estimate depends upon the expected total expense of the move cost as follows:

Self-move. A self-move payment may be based on one or a combination of the following:

**PAYMENT BASED ON
BIDS OR ESTIMATE
(CONT.)**

- **Commercial mover estimate.** The displacee may perform a self-move based on the lower of two bids or estimates prepared by a commercial mover or qualified relocation agent. The move estimate shall be reduced by the percentage designated on the TC 62-206, *Moving Expense Estimate/Bid*, to eliminate overhead/profit from the moving cost bids to establish a reimbursement eligibility.
- **Actual cost move.** Supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment but not to exceed the cost paid by a commercial mover.
- **Staff moving cost estimate.** A qualified relocation agent may develop a move cost finding by estimating and determining the cost of a small uncomplicated nonresidential personal property move of \$5,000 or less, with the written consent of the person. This estimate may include only the cost of moving personal property which does not require disconnect and reconnect and/or specialty moving services necessary for activities including crating, lifting, transportation, and setting of the item in place.

The relocation agent or consultant shall obtain approval of the [TC 62-206](#), *Moving Expense Estimate/Bid*, from Central Office prior to issuing the move authorization, by submitting the following documents in the order listed:

1. TC 62-206, *Moving Expense Estimate/Bid*
2. Bids from movers, when applicable
3. [TC 62-68](#), *Certified Inventory*
4. [TC 62-77](#), *Relocation Record of Contacts*

**PAYMENT BASED ON
ACTUAL COST**

A nonresidential displacee may choose to perform a self-move and be reimbursed for actual costs incurred to complete the move. This means that all costs incurred shall be supported by receipted bills and invoices for all labor and equipment used [[49 CFR 24.301\(d\)\(2\)\(ii\)](#)].

**PAYMENT BASED ON
ACTUAL COST
(CONT.)**

Hourly labor rates for the move shall not exceed the rates a commercial mover pays employees performing the same activity. This is the rate the mover is paying the employee – not the rate the mover is charging for that employee's services. For example, if a commercial mover is paying \$18/hour for labor to pack and load personal property on a truck, a displaced business cannot charge more for its own employees to do the same kind of work nor charge a rate higher than it actually pays its employees.

Similarly, if the displacee rents equipment to perform the move, such as a truck or a dolly, the fees charged shall not exceed the cost paid by a commercial mover for the use of this equipment.

To establish labor and equipment payment limits, a business owner shall provide evidence of the hourly rate being paid to employees performing the move, and the relocation agent, or consultant, shall obtain a bid from a qualified mover as outlined in [RA-612](#), "Move Cost Bids." The agent shall get bids from two qualified movers if the first bid exceeds \$5,000. If there is a significant difference between the bids, the agent shall obtain a third bid to determine reasonable and valid move costs.

Payment is limited to the lesser of actual expenses incurred, as documented by receipted bills, or bids and estimate obtained by the agent.

COMBINED MOVES

Some nonresidential displacees may benefit by combining a commercial move and a self-move. For example, a business owner may be unable to move heavy equipment that has to be recalibrated at the replacement site, but wants to move everything else.

When a displacee intends to combine move methods, the relocation agent shall obtain bids as outlined in [RA-612](#), "Move Cost Bids." Bids are required from two qualified movers when the cost of the entire move exceeds \$5,000.

In addition to total move costs, a valid bid must break-out the cost of each part of the move (such as, commercial portion, self-move portion). The move payment is based on the bid with the lowest total cost. The commercial mover and displacee would be eligible for their portion of the move payment upon completion of their part of the move.

**APPROVAL OF
MOVE COSTS**

The relocation agent or consultant shall obtain approval of the [TC 62-206, *Moving Expense Estimate/Bid*](#), from central office prior to issuing the move authorization, by submitting the following documents in the order listed:

1. [TC 62-206, *Moving Expense Estimate/Bid*](#)
2. Bids from movers, when applicable
3. [TC 62-68, *Certified Inventory*](#)
4. [TC 62-77, *Relocation Record of Contacts*](#)

**INSPECTION
PRIOR TO MOVE**

Before the move, the relocation agent, or consultant, shall inspect the personalty to be moved and provide notice to the displacee as outlined in [RA-610, "Notification & Inspection of Move."](#)

**DOCUMENTING
PERSONALTY TO
BE MOVED**

The relocation agent, or consultant, shall document personal property to be moved on the [TC 62-68, *Certified Inventory*](#), which shall be signed by the displacee. See [RA-611, "Inventory of Items to Be Moved"](#) for additional guidance.

When there is a significant difference between items to be moved and those actually moved, the relocation agent, or consultant, shall adjust the move payment accordingly and appropriately document the file.

**ON-SITE
MONITORING**

When on-site monitoring is necessary, the relocation agent, or consultant, will document the following:

- The date, time, and length of inspection and the name of the inspector
- Any equipment being used in the move
- The number of persons involved in the move, type of work being performed, hourly wage, and time periods of actual work
- Amount of inventory moved during the monitoring period

**AGENT TO VERIFY
COMPLETION OF
MOVE**

Before delivering a move payment, the relocation agent, or consultant, will verify by an on-site inspection that all personal property has been moved from the acquired real property. The move shall be documented with photographs on the [TC 62-238, *Move Verification*](#).

PAYMENT DELIVERY	<p>Payment will be made after the move is completed unless the displacee demonstrates the need for an advanced payment to avoid or reduce hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made provided the displacee states in writing that:</p> <ul style="list-style-type: none"> ➤ The payment satisfies any further claim for reimbursement of items for which that claim is intended ➤ The displacee will comply with the applicable provisions of this section in the move of their personalty from the acquired property <p>Payment shall be made no sooner than needed to accomplish the move.</p>
AMOUNT OF PAYMENT	<p>Payment is limited to the lesser of actual expenses incurred, as documented by receipted bills, or approved bids and estimate obtained as outlined in RA-612, "Move Cost Bids," less any required reduction specified in RA-404, "Persons Not Lawfully Present in the United States."</p>
TO WHOM PAYMENT IS MADE	<p>Commercial move payments will be made to the mover. All other move payments may be made to the displacee unless he or she requests otherwise in writing.</p>
TIME TO FILE A CLAIM	<p>A written claim for payment shall be submitted to the relocation agent within 18 months of the later of:</p> <ul style="list-style-type: none"> ➤ The date the displacee moves from real property or moves their personal property from the real property ➤ The date of final payment for the acquisition of the real property, closing or final judgment date <p>The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.</p>
ADVANCED CLAIM	<p>An advance claim is one submitted in advance of a qualifying event. For example, a move claim submitted prior to a move so that payment is available upon completion of the move.</p> <p>While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined in RA-408, "Claims for Payment-General."</p>

CLAIM PACKAGE A claim for payment shall include the following documents in the order listed:

➤ **Self-Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-206, *Moving Expense Estimate/Bid*
5. Bids from movers, when applicable
6. Staff Estimate Waiver (when applicable)
7. TC 62-68, *Certified Inventory*
8. TC 62-77, *Relocation Record of Contacts*

➤ **Commercial Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. TC 62-206, *Moving Expense Estimate/Bid*
5. Bill from mover
6. TC 62-68, *Certified Inventory*
7. TC 62-77, *Relocation Record of Contacts*

➤ **Actual Cost Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. Bills and receipts
5. TC 62-68, *Certified Inventory*
6. TC 62-77, *Relocation Record of Contacts*

➤ **Storage Reimbursement**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. TC 62-207, *Nonresidential Payment Request*
4. Bills and receipts
5. Memo approving Storage
6. TC 62-77, *Relocation Record of Contacts*


**CLAIM PACKAGE
(CONT.)**

➤ **Move Cost Bids**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. Signed copy of bid and bill from mover
4. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Commercial Move</p>

POLICY

A nonresidential displacee may be eligible for payment of actual and reasonable costs when moved by a licensed commercial mover. This includes moving personal property outside of an acquisition area when:

- The right-of-way supervisor determines that an acquisition necessitates such a move.
- Prior approval is given by the Relocation Branch Manager, or designee and the file is appropriately documented.

The Kentucky Transportation Cabinet (KYTC) will pay a reasonable fee to a mover for preparing a nonresidential move bid according to KYTC specifications. Any fee paid to a mover for preparing a bid will be deducted from the mover’s bill if the mover performs the move.

The commercial mover takes responsibility for moving all personal property and is eligible for reimbursement after everything has been moved and all required connections have been made. Payment is based on valid bids obtained from qualified movers.

If a person, business, farm, or nonprofit organization is not required to move but has only personal property to be moved from the acquired site, reimbursement will be based on procedures outlined in [RA-701](#), “Personal Property Moves: General.”

**MOVE COSTS
EXCEED \$5,000**

When the estimated cost to move exceeds \$5,000, the relocation agent, or consultant, shall obtain bids from two qualified movers as outlined in [RA-612](#), “Move Cost Bids.” The move payment is based on the bid with the lowest total cost. The displacee is eligible for the move payment upon completion of the move [[49 CFR 24.301\(d\)\(2\)\(i\)](#)].

**MOVE COSTS DO NOT
EXCEED \$5,000**

When the estimated cost to move does not exceed \$5,000, a single move cost bid can be obtained from a qualified commercial mover. The move payment is based on the bid. The displacee is eligible for the move payment upon completion of the move.

**APPROVAL OF
MOVE COSTS**

The Central Office Relocation Branch Manager, or designee, shall approve all moving expense estimates. The relocation agent, or consultant, requests the supervisor's approval and Central Office's approval by submitting the following documents in the order listed:

1. [TC 62-206](#), *Moving Expense Estimate/Bid*
2. Bids from movers
3. [TC 62-68](#), *Certified Inventory*
4. [TC 62-77](#), *Relocation Record of Contacts*

**INSPECTION
PRIOR TO MOVE**

Before the move, the relocation agent, or consultant, shall inspect the personalty to be moved and provide notice to the displacee as outlined in [RA-610](#), "Notification & Inspection of Move."

**DOCUMENTING
PERSONALTY TO
BE MOVED**

The relocation agent, or consultant, shall document personal property to be moved on [TC 62-68](#), *Certified Inventory*, which shall be signed by the displacee in order to be eligible for payment. A signed [TC 62-68](#), *Certified Inventory*, authorizes KYTC to pay the mover directly. See [RA-611](#), "Inventory of Items to Be Moved," for additional guidance.

When there is a significant difference between items to be moved and those actually moved, the relocation agent, or consultant, shall adjust the move payment accordingly and appropriately document the file.

**ON-SITE
MONITORING**

When on-site monitoring is necessary, the relocation agent or consultant will document the following:

- The date, time, and length of inspection and the name of the inspector
- Any equipment being used in the move
- The number of persons involved in the move, type of work being performed, hourly wage, and time periods of actual work
- Amount of inventory moved during the monitoring period

AGENT TO VERIFY

COMPLETION OF MOVE Before delivering a move payment the relocation agent, or consultant, will verify by an on-site inspection that all personal property has been moved and all required reconnections have been made. The move shall be documented with photographs on [TC 62-238, Move Verification](#).

PAYMENT DELIVERY Payment may be made after the move is completed. Advance payments are not made to a commercial mover.

AMOUNT OF PAYMENT Payment is limited to the approved bids obtained as outlined in [RA-612, "Move Cost Bids."](#)

TO WHOM PAYMENT IS MADE

Payment will be made directly to the mover after the move is complete and a bill is received by the relocation agent.

TIME TO FILE A CLAIM

A written claim for payment shall be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

ADVANCED CLAIM

An advance claim is one submitted in advance of a qualifying event. For example, a move claim submitted prior to a move so that payment is available upon completion of the move.

CLAIM PACKAGES

A claim for payment shall include the following documents in the order listed:

- **Commercial Move**
 1. TC 62-221, *Relocation Payment Summary*
 2. W-9
 3. TC 62-207, *Nonresidential Payment Request*
 4. TC 62-206, *Moving Expense Estimate/Bid*
 5. Bill from mover
 6. TC 62-68, *Certified Inventory*
 7. TC 62-77, *Relocation Record of Contacts*

**CLAIM PACKAGES
(CONT.)**➤ **Storage Reimbursement**


1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. Memo approving storage
4. TC 62-207, *Nonresidential Payment Request*
5. Bills and receipts
6. TC 62-77, *Relocation Record of Contacts*

➤ **Move Cost Bids**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. Signed copy of bid and bill from mover
4. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Combined Move</p>

COMBINED MOVES

Some nonresidential displacees may benefit by combining a commercial move and a self-move. For example, a business owner may be unable to move heavy equipment that has to be recalibrated at the replacement site, but wants to move everything else.

When combining move methods, a displacee shall identify what portion of the move they will perform and what portion a commercial mover will perform. Procedures outlined in [RA-613](#), “Self-Move,” apply to items being moved by the displacee, and [RA-614](#), “Commercial Move,” applies to items being moved by a commercial mover.

When the estimated cost to move does not exceed \$5,000, a single move cost estimate can be prepared by a qualified relocation agent, consultant, or commercial mover with the written consent of the person. The estimator shall have experience in business moves, experience with the type of operation being displaced, or demonstrated experience in the preparation of move estimates.

A self-move payment may be based on one or a combination of the following:

- The lower of two bids or estimates prepared by a commercial mover or qualified relocation agent. The move estimate shall be reduced by the percentage designated on [TC 62-206](#), *Moving Expense Estimate/Bid*, to eliminate overhead/profit from the moving cost bids to establish a reimbursement eligibility.
- Supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment but not to exceed the cost paid by a commercial mover.

**COMBINED MOVES
(CONT.)**

- A qualified relocation agent may develop a move cost finding by estimating and determining the cost of a small uncomplicated nonresidential personal property move of \$5,000 or less, with the written consent of the person. This estimate may include only the cost of moving personal property which does not require disconnect and reconnect and/or specialty moving services necessary for activities including crating, lifting, transportation, and setting of the item in place.


**APPROVAL OF
MOVE COSTS**

The relocation agent or consultant shall obtain approval of the TC 62-206, *Moving Expense Estimate/Bid*, from the right-of-way supervisor and Central Office prior to issuing the move authorization, by submitting the following documents in the order listed:

1. TC 62-206, *Moving Expense Estimate/Bid*
2. Bids from movers
3. TC 62-68, *Certified Inventory*
4. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Reestablishment Expenses</p>

POLICY

In addition to move and related expense payments outlined in this chapter, a displaced small business, farm, or nonprofit organization is eligible to receive a payment, not to exceed \$33,200, for expenses actually incurred in relocating and reestablishing a small business, farm, or nonprofit organization at a replacement site ([49 CFR 24.304](#)).

Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business for reestablishment benefits [[49 CFR 24.2\(24\)](#)].

To qualify for a reestablishment payment, a small business shall:

- Be operating lawfully at the displacement site
- Have no more than 500 employees working at the displacement site
- Be displaced from a site that is the location of economic activity

To qualify for reestablishment expenses, landlords shall allow the relocation agent, or consultant, the opportunity to review tax returns showing rental income and expenses for the property being acquired. Showing a profit is not required to qualify.

The relocation agent shall document on [TC 62-77](#), *Relocation Record of Contacts*, that the landlord has met one of the following criteria during the two taxable years prior to the year the displacement occurs:

- ◆ Had average annual gross receipts of at least \$5,000
- ◆ Had average annual net earnings of at least \$1,000
- ◆ Contributed at least 33 1/3 percent of the owner's or operator's average annual gross income from all sources

POLICY (CONT.) To be eligible for reimbursement, the business must actually incur expenses to relocate and reestablish the business, and the Kentucky Transportation Cabinet (KYTC) must determine that the expenses are:

- Reasonable, which means they may not be excessive or extreme
- Necessary, which means they are permissible expenses and directly contribute to reestablishment of the business

**DETERMINING THE
NUMBER OF FARMS
OR BUSINESSES**

To determine whether two or more displaced legal entities constitute a single business or farm that is entitled to only one reestablishment payment, all pertinent factors shall be considered, including the extent to which:

- The same premises and equipment are shared
- Substantially identical or interrelated business functions are carried out and business and financial affairs are commingled
- The entities are held out to the public, and to those customarily dealing with them, as one business
- The same person or closely related persons own, control, or manage the affairs of the entities

ELIGIBLE EXPENSES KYTC considers the following the reestablishment expenses as eligible for payment:

- **Code Modifications.** Repairs or improvements to the replacement real property that are required by federal, state, or local law, code, or ordinance [49 CFR 24.304(a)(1)]

Eligible costs include modifications required by health, safety, access, or other type of code. For examples, a fire code may mandate that exterior doors open outwards to facilitate a safe emergency exit, or the Americans with Disabilities Act (ADA) may mandate ramps or bathroom modifications.

Relocation agents and displaced business owners can find useful information regarding ADA requirements at <https://www.ada.gov/> which offers the *ADA Guide for Small Businesses* (a joint publication by the Small Business Administration and Department of Justice) for downloading.

**ELIGIBLE EXPENSES
(CONT.)**

- **Other Modifications.** Modifications to the replacement real property to accommodate the business operation or make replacement structures suitable for conducting the business [49 CFR 24.304(a)(2)]

This allows a business to make improvements that are needed to operate at the replacement site. For example, the business may need to install partitions or construct restrooms.

- **Exterior signage.** Construction and installation costs for exterior signing to advertise the business [49 CFR 24.304(a)(3)]

This allows a business to install a sign to advertise its new location. Eligibility for this payment exists whether or not the business had a sign at the displacement location.

- **Redecoration.** Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting [49 CFR 24.304(a)(4)]

This allows a business to make aesthetic modifications when the Relocation Branch Manager, or designee, determines they are warranted. For example, a dentist relocating to a replacement site wants to replace jungle print wallpaper and bright green carpet. With prior approval of the Relocation Branch Manager, or designee, these changes could be made. The file shall be appropriately documented.

- **Advertisement.** Advertisement of the replacement location [49 CFR 24.304(a)(5)]

A business may notify its customers by any reasonable means of its new location. This might include direct mail, email, newspaper advertising, etc. The focus of the advertisement should be the new location rather than advertising products or services.

- **Estimated increased costs.** Estimated increased costs of operation during the first two years at the replacement site for such items as those listed below [49 CFR 24.304(a)(6)]:

- ◆ Lease or rental charges
- ◆ Personal or real property taxes
- ◆ Insurance premiums
- ◆ Utility charges, excluding impact fees

ELIGIBLE EXPENSES**(CONT.)**

This allows payment based on future estimated costs rather than reimbursement of actual costs.

- **Other items.** Other items that KYTC considers essential to reestablish the business [49 CFR 24.304(a)(7)]

This allows flexibility to reimburse other expenses the business may incur to reestablish at a new site. For example, a local government may agree to grant a variance for a displaced business to occupy a replacement location if it installs a landscape screen of trees and shrubs. With prior approval of the Relocation Branch Manager, or designee, KYTC may reimburse the cost of the landscape screen under the "other" category. The file shall be appropriately documented.

INELIGIBLE EXPENSES

The following is a nonexclusive listing of reestablishment expenses not considered to be reasonable, necessary, or otherwise eligible:

- **Capital assets.** Purchase of capital assets, such as, office furniture, filing cabinets, machinery, or trade fixtures [49 CFR 24.304(b)(1)]
- **Rehabilitation of an existing building.** Construction costs for a new building at the business replacement site, or costs to construct, reconstruct or rehabilitate an existing building. The cost of reconstructing or rehabilitating a replacement structure is a capital expenditure.

In markets where existing and new buildings are available for rental (and sometimes for purchase), the buildings or the various units available within the buildings often have only the basic amenities such as heat, light, and water, and sewer available. These buildings or units are referred to as shells. The cost of constructing, reconstructing, or rehabilitating a shell is not an eligible reestablishment expense because the shell is considered a capital real estate improvement (a capital asset).

- **Manufacturing material, supplies, or inventory.** Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation

Note: Anything the business uses in the normal part of its operation is not reimbursable [49 CFR 24.304(b)(2)].

- **Interest.** Interest on money borrowed to make the move or purchase the replacement property [49 CFR 24.304(b)(3)]

INELIGIBLE EXPENSES**(CONT.)**

KYTC has funds available for the business to accomplish the move, so there is no reason for the owner to borrow the money. A business owner financing purchase of a replacement property is responsible for interest due on the mortgage.

- **Certain in-home businesses.** Payment to a part-time business in the home that does not contribute materially to household income [49 CFR 24.304(b)(3)]

A home-business shall meet one of the following criteria to be eligible for reestablishment expenses. During the two taxable years prior to the year the displacement occurs, the business:

- ◆ Had average annual gross receipts of at least \$5,000
- ◆ Had average annual net earnings of at least \$1,000
- ◆ Contributed at least 33 1/3 percent of the owner's or operator's average annual gross income from all sources

**INSPECTION BEFORE
WORK**

The relocation agent shall inspect the replacement site to identify what work is needed to reestablish the business and take pictures of items and areas to be corrected or repaired. The agent shall advise the displacee that the proposed work must be approved by the Relocation Branch Manager, or designee.

**APPROVAL OF
PROPOSED WORK**

The Relocation Branch Manager, or designee, shall approve the proposed work before the relocation agent, or consultant, authorizes the displacee to proceed. The relocation agent requests the branch manager's approval by submitting the following documents in the order listed:

1. A memorandum identifying and justifying the proposed work
2. Estimates for proposed work
3. [TC 62-229](#), *Before and After Pictures*, with an adequate number of pictures to document the replacement site's condition before the proposed work
4. [TC 62-77](#), *Relocation Record of Contacts*

Upon approval the relocation agent, or consultant, can authorize the displacee to proceed with approved work, explaining that payment will be made after:

- All work is complete
- [TC 62-229](#), *Before and After Pictures*, with pictures taken of the completed work
- The displacee provides paid receipts documenting actual costs

INSPECTION AFTER**WORK**

Before delivering a reestablishment payment the relocation agent, or consultant, shall inspect the replacement site to verify what work was done to reestablish the business and take pictures of items and areas that were corrected or repaired.

AMOUNT OF PAYMENT

Payment, limited to \$33,200, is calculated based on actual expenses supported by paid receipts.

TO WHOM PAYMENT**IS MADE**

Payment is made to the displacee unless directed otherwise in writing.

TIME TO FILE A CLAIM

A written claim for payment shall be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

PAYMENT DELIVERY

Payment will be made after all work is complete, pictures are taken of the completed work, and the displacee provides paid receipts documenting actual costs.

ADVANCED CLAIM

An advance claim can be submitted based on an estimate, but the displacee shall provide paid receipts documenting actual costs before payment is released to the displacee.

CLAIM PACKAGE

A claim for payment shall include the following documents in the order listed:


1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. The approved memorandum identifying and justifying the work for which reimbursement is being claimed

**CLAIM PACKAGE
(CONT.)**

4. TC 62-231, *Nonresidential Reestablishment Payment Request*
5. TC 62-229, *Before and After Pictures*, with an adequate number of pictures to document the replacement site's condition before and after the proposed work
6. Bills, receipts, and cancelled checks and, when appropriate, a spreadsheet reflecting each expense
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>NONRESIDENTIAL MOVES</p>
	<p><i>Subject</i></p> <p>Fixed Payments</p>

OVERVIEW A displaced business, farm, or nonprofit organization may be eligible to choose the fixed payment move option. This payment is in lieu of **all** move and related expense payments, including reestablishment expenses ([49 CFR 24.305](#)).

To be eligible for a fixed payment, the operation shall meet eligibility requirements outlined in “Business Eligibility,” “Farm Eligibility,” or “Nonprofit Eligibility” below. In addition, a business or farm operation shall have contributed materially to the income of the displaced person during the two taxable years prior to displacement. A nonprofit organization is not required to meet the “contribute materially” test.

A displacee electing the fixed payment move option takes responsibility for moving and reconnecting all personal property and is eligible for reimbursement after everything has been moved and reconnected.

If a business, farm, or nonprofit organization is not required to move but has personal property only to be moved from the acquired site, reimbursement will be based on procedures outlined in [RA-701](#), “Personal Property Moves: General.”

CONTRIBUTES MATERIALLY A business or farm operation, during the two taxable years prior to the taxable year in which displacement occurs, shall have at least one of the following:

- Average annual gross receipts of at least \$5,000
- Average annual net earnings of at least \$1,000
- Contributed at least 33⅓ percent of the owner’s or operator’s average annual gross income from all sources

TAXABLE YEAR A taxable year is any 12-month period used by the operation when filing federal income tax returns.

LESS THAN 2-YEAR**OPERATION**

If the business or farm was not in operation for two full taxable years prior to displacement and is otherwise eligible, payment shall be computed by dividing total net earnings by the number of months in operation and multiplying that amount by 12.

[TC 62-232](#), *Nonresidential Fixed Rate Move Payment Request*, provides an area to calculate a fixed payment for less than two-year operators.

USING A DIFFERENT**2-YEAR PERIOD**

Net earnings from a different two-year period of time may be used when the Relocation Branch Manager, or designee, determines it to be more equitable and the file is appropriately documented. It would clearly be appropriate to use a different two-year period if:

- Acquisition for the proposed project caused an outflow of residents, thereby resulting in a decline in net income for the business or farm
- Income declined significantly through no fault of the operator (for examples, prolonged major illness or hospitalization of the operator or the operator's spouse or dependents or a disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or the Cabinet that disrupted the operation)

The two-year period should not be changed if a decrease in net income results from improper management or other avoidable influences.

To support using net earnings from a different period of time:

- The displaced business or farm operator shall provide appropriate documentation to show that the two-year period immediately prior to displacement is not representative of the operation's net earnings.
- The relocation agent shall submit the documentation, a memorandum of recommendation, and [TC 62-77](#), *Record of Contacts*, to the branch manager, or designee, for approval.

AMOUNT OF PAYMENT

Payment shall not be less than \$1,000 or more than \$53,200 and shall equal:

- **For business and farm operations**—The average annual net earnings of the business or farm operation as computed in "Average Annual Net Earnings"

**AMOUNT OF PAYMENT
(CONT.)**

- **For nonprofit organizations**—The average of two years annual gross revenues less administrative expenses as computed in “Average Annual Net Revenue”

BUSINESS ELIGIBILITY

In addition to contributing materially to the displaced person’s income, to be eligible for a fixed payment, a displaced business shall:

- Own or rent personal property that must be moved in connection with such displacement and for which an expense would be incurred in such move and must vacate or relocate from its displacement site
- Not be part of a commercial enterprise having more than three other entities that are not being acquired by KYTC, and that are under the same ownership and engaged in the same or similar business activities
- Not be operated at a displacement dwelling or site solely for the purpose of renting the dwelling or site to others
- Not be relocated without a substantial loss of its existing patronage, clientele, or net earnings

Note: A business is assumed to meet this test unless the right-of-way supervisor determines that it will not suffer a substantial loss of its existing patronage. The supervisor will make this determination using the following guidelines, as applicable, and document the file with the reasons for the determination:

- ◆ The nature and type of the business
- ◆ The nature of the clientele, such as walk-ins, referrals, or telephone contacts
- ◆ Whether business transactions occur on the displacement site or elsewhere
- ◆ Any other point considered relevant by the supervisor

FARM ELIGIBILITY

When the displaced farm operation contributes materially to the owner’s income, the displacee may choose a fixed payment in lieu of all payments for moving and related expenses, including reestablishment expenses. The fixed payment shall equal the average annual net earnings of the farm operation as computed in “Average Annual Net Earnings.”

**FARM ELIGIBILITY
(CONT.)**

When only part of a farm is acquired, the fixed payment shall be made only if the Relocation Branch Manager, or designee, determines that either of the following applies:

- Acquisition of part of the land caused the operator to be displaced from the farm operation on the remaining land.
- The partial acquisition caused a substantial change in the nature of the farm operation.

**DETERMINING THE
NUMBER OF FARMS
OR BUSINESSES**

To determine whether two or more displaced legal entities constitute a single business or farm that is entitled to only one fixed payment, all pertinent factors shall be considered, including the extent to which:

- The same premises and equipment are shared.
- Substantially identical or interrelated business functions are carried out and business and financial affairs are commingled.
- The entities are held out to the public, and to those customarily dealing with them, as one business.
- The same person or closely related persons own, control, or manage the affairs of the entities.

**AVERAGE ANNUAL
NET EARNINGS**

Average annual net earnings of a business or farm operation means one-half of the net earnings of the operation at the acquired site, before federal, state, and local income taxes, during the two taxable years immediately prior to the taxable year in which displacement occurs.

- **Net Earnings**—Net earnings include any compensation obtained from the operation by its owner, the owner's spouse, or the owner's dependents during the two-year period.

In the case of a corporate owner, earnings include any compensation paid to the spouse or dependents of the owner of a majority interest in the corporation, as well as compensation paid to the owners regardless of percentage of ownership in the corporation. For the purpose of determining majority ownership, stock held by a person and his or her spouse and dependent children shall be treated as one unit.

**AVERAGE ANNUAL
NET EARNINGS (CONT.)**

- **Loss of Net Income**—If a loss of net income occurs in one year and a gain in the other year, the income of the year in which the loss was incurred shall be computed as zero when determining the average net income for the two-year period. If a loss of net income occurs in both years, the displacee is still eligible for the minimum \$1,000 fixed payment.
- **Proof of Net Earnings**—The displacee shall furnish KYTC with proof of net earnings by providing complete federal income tax returns and, when requested, a financial statement that has been certified as conforming to generally accepted accounting principles by a certified public accountant.

Tax returns shall be accompanied by a written certification or affidavit from the displacee attesting that the returns are true and correct copies of the ones submitted to the Internal Revenue Service. The statement shall also express the displacee's concurrence for KYTC to request copies of the returns from the Internal Revenue Service in cases where KYTC thinks copies are necessary.

**SELF-EMPLOYED
PERSONS**

A person is self-employed if he or she is at least one of the following:

- A sole proprietor of a trade or business
- An independent contractor
- A member of a partnership
- In business for himself or herself in any other way

Self-employment can include work in addition to regular full-time business activities. It also includes part-time work that one does at home or in addition to a regular job. A self-employed person must file Form 1040 and Schedule SE if net earnings from self-employment (excluding church-employee income) are \$400 or more.

**FINANCIAL
STATEMENTS**

Types of financial statements include:

- **Sole Proprietorship**—A sole proprietorship files its business's income tax returns as part of the proprietor's personal income tax returns. Schedule C shows the business's income data, including gross receipts and net profit or loss.

FINANCIAL**STATEMENTS (CONT.)**

The net is carried over to the proprietor's finances as an addition to or deduction from personal income. No compensation is assigned to the proprietor before arriving at the business's net. However, wages are deducted for others, which might include compensation paid to the proprietor's spouse or dependent children. Compensation paid to the proprietor and the proprietor's spouse and dependent children shall be included in calculating the payment when tax returns of the proprietor's spouse and children document compensation paid to them.

- **Rental Realty**—Owners of rental realty file Schedule E as part of their personal tax returns. This schedule delineates the finances of all rental properties owned. Each property is listed separately, with its gross and net incomes. A business that operates at the displacement site or dwelling solely for the purpose of renting such site or dwelling to others is not eligible for a fixed in-lieu-of payment.
- **Partnership**—A partnership files the Form 1065. The front page of the form shows:
 - ◆ Gross receipts
 - ◆ Salaries and wages paid to all other than to the partners
 - ◆ Guaranteed payments to the partners
 - ◆ Final ordinary income or loss of the partnership

Compensation paid to the majority partner and the majority partner's spouse and dependent children shall be included in calculating the payment when tax returns of the majority partner's spouse and children document compensation paid to them.

- **Corporation**—A corporation files the Form 1120. The front page of the form shows:
 - ◆ Gross receipts
 - ◆ Compensation to officers (which is broken down by name and amount on the accompanying Schedule E)
 - ◆ Salaries and wages paid to others
 - ◆ Resulting corporation's taxable income

Compensation paid to the majority owner and the majority owner's spouse and dependent children shall be included in calculating the payment when tax returns of the majority owner's spouse and children document compensation paid to them.

- **Profit-and-Loss Statements**—Profit-and-loss statements are prepared by many businesses, and they generally contain similar line items. However, tax returns are required to document payment.

NONPROFIT**ELIGIBILITY**

A displaced nonprofit organization may be eligible to choose the fixed payment move option. This payment is in lieu of **all** move and related expense payments, including reestablishment expenses [49 CFR 24.305(d)].

Most nonprofit organizations are corporations duly registered with the Kentucky Secretary of State as a “Corporation Not for Profit.” Although churches are not required to register, they are nonprofit organizations. A nonprofit should have a combination of legal documents that define the nature, character, and mission of the organization.

To be eligible for a fixed payment, a displaced nonprofit organization shall:

- Own or rent personal property that must be moved in connection with such displacement and for which an expense would be incurred in such move and must vacate or relocate from its displacement site
- Not be relocated without a substantial loss of its existing patronage, clientele, or net earnings. A nonprofit organization is assumed to meet this test unless the right-of-way supervisor determines that it will not suffer a substantial loss of its existing patronage.

The supervisor will make this determination using the following guidelines, as applicable, and document the file with the reasons for the determination:

- ◆ The nature and type of the organization
- ◆ The nature of clientele, such as walk-ins, referrals, or telephone contacts
- ◆ Whether organization activities occur on the displacement site or elsewhere
- ◆ Any other point considered relevant by the supervisor

CONTRIBUTES**MATERIALLY**

A nonprofit does not have to meet the “contributes materially” test.

AVERAGE ANNUAL**NET REVENUE**

Average annual net revenue of a nonprofit organization means annual gross revenues less administrative expenses for the two-year period immediately prior to the acquisition, not to exceed \$53,200.

Any payment in excess of \$1,000 shall be supported with financial statements for the nonprofit covering the two 12-month periods prior to the acquisition, rather than displacement.

**AVERAGE ANNUAL
NET REVENUE (CONT.)**

- **Gross Revenues**—Gross revenues include any revenue obtained by the nonprofit organization and may include, but is not limited to, the following:
 - ◆ Membership fees
 - ◆ Class fees
 - ◆ Cash donations
 - ◆ Tithes
 - ◆ Receipts from sales
 - ◆ Other forms of fund collection that enable the nonprofit organization to operate

- **Administrative Expenses**—Administrative expenses are those for administrative support and may include, but are not limited to, the following:
 - ◆ Rent
 - ◆ Utilities
 - ◆ Salaries
 - ◆ Advertising
 - ◆ Other like items
 - ◆ Fund-raising expenses

Operating expenses are not administrative expenses. An operating expense is one that carries out the purpose of the nonprofit; so for a church, expenses that further the church's purpose or mission would be operating expenses. A church's operating expenses would include Sunday school expenses, various ministries (children, youth), contributions to missions, religious texts and church literature, and revival expenses.

- **Loss of Net Revenue**—If a loss of net revenue occurs in one year and a gain in the other year, the revenue of the year in which the loss was incurred shall be computed as zero when determining the average net revenue for the two-year period. If a loss of net revenue occurs in both years, the displacee is still eligible for the minimum \$1,000 fixed payment.

- **Proof of Net Revenues**—The displacee shall furnish KYTC with proof of net revenues by providing certified financial statements or financial documents required by public agencies.

**FINANCIAL
STATEMENTS**

Every organization exempt from federal income tax under Internal Revenue Code section 501(a) must file Form 990, *Return of Organization Exempt from Income Tax* **except:**

- A church, an interchurch organization of local units of a church, a convention or association of churches
- An integrated auxiliary of a church
- A church-affiliated organization that is exclusively engaged in managing funds or maintaining retirement programs
- A school below college level affiliated with a church or operated by a religious order
- Church-affiliated mission societies if more than half of their activities are conducted in, or are directed at persons in, foreign countries
- An exclusively religious activity of any religious order
- A state institution, the income of which is excluded from gross income under section 115
- A corporation described in section 501(c)(1) that is organized under an Act of Congress, an instrumentality of the United States, and is exempt from federal income taxes
- A stock bonus, pension, or profit-sharing trust that qualifies under section 401 (required to file Form 5500, *Annual Return/Report of Employee Benefit Plan*)
- A religious or apostolic organization described in section 501(d) (required to file Form 1065, *U.S. Return of Partnership Income*)
- A governmental unit or an affiliate of a governmental unit that meets the requirements of Revenue Procedure 95-48, 1995-2 C.B. 418
- A private foundation described in section 501(c)(3) and exempt under section 501(a) (required to file Form 990-PF, *Return of Private Foundation*)
- A political organization that is a state or local committee of a political party, a political committee of a state or local candidate, or a caucus or association of state or local officials is required to report under the *Federal Election Campaign Act of 1971* as a political committee

**FINANCIAL
STATEMENTS (CONT.)**

- An exempt organization (other than a private foundation) having gross receipts in each tax year that normally are not more than \$25,000

Note: These organizations are required to file an annual electronic notice—*e-Postcard* (Form 990-N)—for tax periods.

- A foreign organization, or an organization located in a U.S. possession that normally does not have more than \$25,000 in annual gross receipts from sources within the United States

Note: These organizations are required to file an annual electronic notice—*e-Postcard* (Form 990-N)—for tax periods.

Information returns shall be accompanied by a written certification or affidavit from the displacee attesting that they are true and correct copies of the ones submitted to the Internal Revenue Service.

The statement shall also express the displacee's concurrence for KYTC to request copies of their returns from the Internal Revenue Service in cases where KYTC thinks copies are necessary.

Churches are not required to file tax returns with the Internal Revenue Service. To determine the payment amount of a church, KYTC needs:

- Certified copies of annual financial statements filed with the church's governing board or board of trustees
- A copy of the annual financial report to the church's denomination, along with instructions for preparing the report
- Bank records, which may also help document gross revenue less administrative expenses

**APPROVAL OF
PAYMENT
CALCULATION**

The Relocation Branch Manager, or designee, shall approve a fixed payment calculation before the relocation agent or consultant authorizes the displacee to move.

**APPROVAL OF
PAYMENT
CALCULATION
(CONT.)**

The relocation agent requests the branch manager's approval by submitting the following documents in the order listed:

1. A memorandum justifying the recommended payment amount
2. [TC 62-68](#), *Certified Inventory*
3. Certified tax returns and financial statements documenting net earnings or net revenues
4. [TC 62-77](#), *Record of Contacts*

Upon approval the relocation agent or consultant can authorize the displacee to move, explaining that payment will be made after all personal property is moved and reconnected when applicable.

**TO WHOM PAYMENT
IS MADE**

Payment is made to the displacee unless directed otherwise in writing.

TIME TO FILE A CLAIM

A written claim for payment must be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

PAYMENT DELIVERY

Payment will be made after the displacee provides proper documentation to calculate a fixed payment and all personal property has been moved. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.

ADVANCED CLAIM


An advance claim can be submitted so that payment is available upon completion of the move.

CLAIM PACKAGE A claim for payment shall include the following documents in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. Approved memorandum justifying the recommended payment amount
4. TC 62-232 *Nonresidential Fixed Rate Move Payment Request*
5. TC 62-68, *Certified Inventory*
6. Certified tax returns and financial statements documenting net earnings or net revenues
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>PERSONAL PROPERTY MOVES</p>
	<p><i>Subject</i></p> <p>General</p>

OVERVIEW

When project acquisition requires a person to move personal property from real property but does not require the person to move from a dwelling (including mobile/manufactured homes, businesses, farms or nonprofit organizations), the move is eligible for reimbursement of the actual and reasonable costs to move the personal property.

Types of moves that fit into this category include, but are not limited to, the following:

- Part of a residential tract is being acquired, and only a shed or garage containing personal property is on the tract being acquired.
- A tenant-occupied residence is acquired, and the landlord has some personal property on site.
- An individual does not occupy a residence being acquired, but has personal property stored on the real property being acquired.
- A business is not being displaced but has personal property within the area being acquired.
- A displacee elects to use a commercial mover, but items are present that the commercial mover will not move, such as gas cans, propane tanks, or various housing cleaning items.
- In addition to a residence, the acquisition affects an outbuilding, within which the occupant has a workshop with large (bulky or heavy), nonresidential used equipment.

MOVE METHODS

Each eligible displacee may choose one or a combination of the following move methods:

- **Commercial Move**—This move type is performed by a licensed commercial mover, whose certificate is issued by the Kentucky Department of Vehicle Regulation. Procedures for a commercial move are outlined in [RA-614](#), “Commercial Move.”

**MOVE METHODS
(CONT.)**

- **Self-Move**—This move type is performed by the displaced person, payment for which is based on bids, an estimate, or actual costs. A self-move based on the lower of two bids or an estimate does not require documentation of expenses incurred. Procedures for self-moves are outlined in [RA-613](#), “Self Move.”

**PAYMENT BASED ON
BIDS OR ESTIMATE**

The development of the move cost estimate depends upon the expected total expense of the move cost.

When the estimated cost to move does not exceed \$5,000, a single move cost estimate can be prepared by a qualified relocation agent, consultant, or commercial mover with the written consent of the person. The estimator shall have experience in business moves, experience with the type of operation being displaced, or demonstrated experience in the preparation of move estimates.

The relocation agent or consultant shall obtain approval of the [TC 62-206 Moving Expense Estimate/Bid](#), from Central Office prior to issuing the move authorization.

The relocation agent, or consultant, requests the supervisor’s approval and Central Office’s approval when necessary by submitting the following documents in the order listed:

1. [TC 62-206, Moving Expense Estimate/Bid](#)
2. Bids from movers, when applicable
3. [TC 62-68, Certified Inventory](#)
4. [TC 62-77, Relocation Record of Contacts](#)

**PAYMENT BASED ON
SELF MOVE**

A nonresidential displacee may choose to perform a self-move and be reimbursed for actual costs incurred to complete the move.

Self move. A self-move payment may be based on one or a combination of the following:

- The lower of two bids or estimates prepared by a commercial mover or qualified relocation agent. The move estimate shall be reduced by the percentage designated on the [TC 62-206, Moving Expense Estimate/Bid](#), to eliminate overhead/profit from the moving cost bids to establish a reimbursement eligibility.

**PAYMENT BASED ON
SELF MOVE (CONT.)**

- Supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment but not to exceed the cost paid by a commercial mover.
- A qualified relocation agent may develop a move cost finding by estimating and determining the cost of a small uncomplicated nonresidential personal property move of \$5,000 or less, with the written consent of the person. This estimate may include only the cost of moving personal property which does not require disconnect and reconnect and/or specialty moving services necessary for activities including crating, lifting, transportation, and setting of the item in place.

For example, if a commercial mover is paying \$18/hour for labor to pack and load personal property on a truck, a displaced business cannot charge more for its own employees to do the same kind of work nor charge a rate higher than it actually pays its employees.

Similarly, if the displacee rents equipment to perform the move, such as a truck or a dolly, the fees charged shall not exceed the cost paid by a commercial mover for the use of this equipment.

To establish labor and equipment payment limits, a business owner shall provide evidence of the hourly rate being paid to employees performing the move, and the relocation agent, or consultant, shall obtain a bid from a qualified mover as outlined in [RA-612](#), "Move Cost Bids." The agent shall get bids from two qualified movers if the first bid exceeds \$5,000, with the written consent of the person. If there is a significant difference between the bids, the agent shall obtain a third bid to determine reasonable and valid move costs.

Payment is limited to the lesser of actual expenses incurred, as documented by receipted bills, or bids and estimate obtained by the agent.

COMBINED MOVES

Some nonresidential displacees may benefit by combining a commercial move and a self-move. For example, a business owner may be unable to move heavy equipment that has to be recalibrated at the replacement site, but wants to move everything else.

**COMBINED MOVES
(CONT.)**

When a displacee intends to combine move methods, the relocation agent shall obtain bids as outlined in [RA-612](#), "Move Cost Bids." Bids are required from two qualified movers when the cost of the entire move exceeds \$5,000.

In addition to total move costs, a valid bid must break-out the cost of each part of the move (such as, commercial portion, self-move portion). The move payment is based on the bid with the lowest total cost. The commercial mover and displacee would be eligible for their portion of the move payment upon completion of their part of the move.

**APPROVAL OF
MOVE COSTS**

The relocation agent or consultant shall obtain approval of the [TC 62-206](#), *Moving Expense Estimate/Bid*, from central office prior to issuing the move authorization by submitting the following documents in the order listed:

1. [TC 62-206](#), *Moving Expense Estimate/Bid*
2. Bids from movers, when applicable
3. [TC 62-68](#), *Certified Inventory*
4. [TC 62-77](#), *Relocation Record of Contacts*

**INSPECTION
PRIOR TO MOVE**

Before the move the relocation agent, or consultant, shall inspect the personalty to be moved and provide notice to the displacee as outlined in [RA-610](#), "Notification & Inspection of Move."

**DOCUMENTING
PERSONALTY TO
BE MOVED**

The relocation agent, or consultant, shall visually inspect and document personal property to be moved on [TC 62-68](#), *Certified Inventory*, which is to be signed by the displacee. (See [RA-611](#), "Inventory of Items to Be Moved" for additional guidance.)

When there is a significant difference between items to be moved and those actually moved, the relocation agent, or consultant, shall adjust the move payment accordingly and appropriately document the file.

**ON-SITE
MONITORING**

When on-site monitoring is necessary, the relocation agent, or consultant, will document the following:

- The date, time, and length of inspection and the name of the inspector

**ON-SITE
MONITORING (CONT.)**

- Any equipment being used in the move
- The number of persons involved in the move, type of work being performed, hourly wage, and time periods of actual work
- Amount of inventory moved during the monitoring period

**AGENT TO VERIFY
COMPLETION
OF MOVE**

Before delivering a move payment, the relocation agent, or consultant, will verify by an on-site inspection that all personal property has been moved from the acquired real property. The move shall be documented with photographs on [TC 62-238](#), *Move Verification*.

PAYMENT DELIVERY

Payment will be made after the move is completed unless the displacee demonstrates the need for an advanced payment to avoid or reduce hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made provided the displacee states in writing that:

- The payment satisfies any further claim for reimbursement of items for which that claim is intended.
- The displacee will comply with the applicable provisions of this section in the move of their personalty from the acquired property.

Payment shall be made no sooner than needed to accomplish the move.

AMOUNT OF PAYMENT

Payment is limited to the lesser of:

- Actual expenses incurred, as documented by receipted bills
- Approved bids/estimate obtained (as outlined in [RA-612](#), "Move Cost Bids") less any required reduction specified in [RA-404](#), "Persons Not Lawfully Present in the United States"

**TO WHOM PAYMENT
IS MADE**

Commercial move payments will be made to the mover. All other move payments will be made to the displacee, unless he or she requests otherwise in writing.

TIME TO FILE A CLAIM A written claim for payment shall be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves his or her personal property from the real property
- The date of final payment for the acquisition of the real property closing or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reason why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

ADVANCED CLAIM An advance claim is one submitted in advance of a qualifying event. For example, a move claim submitted prior to a move so that payment is available upon completion of the move. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment, unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined in [RA-408](#), "Claims for Payment—General."

CLAIM PACKAGE A claim for payment shall include the following documents in the order listed:

➤ **Self-Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. TC 62-207, *Nonresidential Payment Request*, or TC 62-99, *Residential Move Claim*, whichever is applicable
4. TC 62-206, *Moving Expense Estimate/Bid*
5. Bids from movers, when applicable
6. TC 62-68, *Certified Inventory*
7. TC 62-77, *Relocation Record of Contacts*

➤ **Commercial Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. TC 62-207, *Nonresidential Payment Request*, or TC 62-99, *Residential Move Claim*, whichever is applicable
4. TC 62-206, *Moving Expense Estimate/Bid*
5. Bill from mover
6. TC 62-68, *Certified Inventory*
7. TC 62-77, *Relocation Record of Contacts*

**CLAIM PACKAGE
(CONT.)**➤ **Actual Cost Moves**

1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. TC 62-207, *Nonresidential Payment Request*
4. Bills and receipts
5. TC 62-68, *Certified Inventory*
6. TC 62-77, *Relocation Record of Contacts*

➤ **Storage Reimbursement**


1. TC 62-221, *Relocation Payment Summary*
2. W-9 for non-residential
3. Memo approving storage
4. TC 62-207, *Nonresidential Payment Request*, or TC 62-99, *Residential Move Claim*, whichever is applicable
5. Bills and receipts
6. TC 62-77, *Relocation Record of Contacts*

➤ **Move Cost Bids**

1. TC 62-221, *Relocation Payment Summary*
2. W-9
3. Signed copy of bid and bill from mover
4. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Eligible & Ineligible Criteria</p>

ELIGIBILITY CRITERIA

An owner or tenant who is displaced from a dwelling as a result of Kentucky Transportation Cabinet (KYTC) acquisition or displacement actions is eligible for a replacement housing payment.

The dwelling from which a person is displaced must be his or her domicile. A domicile is a person’s true, fixed, permanent home and principal establishment to which the displacee, when absent, has full intention of returning.

The dwelling from which a person is displaced may include a single-family house; a single-family unit in a two-family, multifamily, or multipurpose property; a unit of a condominium or cooperative housing project; a nonhousekeeping unit; a mobile/manufactured home; or other residential unit.

The displacee's ownership status and length of occupancy of the acquired property determine the type of replacement housing payment for which he or she may qualify.

To qualify for payment, the displacee shall comply with the requirements prescribed in these procedures.

PERSONS NOT ELIGIBLE

The following do not qualify as displaced persons:

- One who moves before the initiation of negotiations unless KYTC determines that person was displaced as a direct result of the project

Note: KYTC’s determination of eligibility shall be documented in the file.

- One who initially occupies the property after the date of its acquisition
- One who does not need to relocate permanently as a direct result of a project

**PERSONS NOT
ELIGIBLE (CONT.)**

- One who KYTC determines is not displaced as a direct result of a partial acquisition
- One who, after being issued a notice of relocation eligibility, is notified in writing that the displacement will not occur, provided the person has not yet moved

Note: KYTC shall reimburse any expenses incurred by a written contract to relocate that was entered into after the date of the notice of relocation eligibility and before receipt of the notice that the relocation will not occur.

- An owner or occupant who voluntarily conveys his or her property after being informed in writing that KYTC will not acquire the property unless a mutually satisfactory agreement of sale is reached

Note: In such cases, any resulting displacement of a tenant is subject to the regulations in this procedure.

- One who retains the lifetime right to use the real property after acquisition by KYTC
- One who has occupied the property for the purpose of obtaining assistance under The Uniform Act
- One who the right-of-way supervisor determines was in unlawful occupancy prior to the initiation of negotiations or one who is lawfully evicted

Note: A person is considered to be in unlawful occupancy if he or she:

- ◆ Received from a court of competent jurisdiction an eviction notice prior to the initiation of negotiations or was evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease

Note: In either case, the eviction shall not have been undertaken to prevent entitlement to The Uniform Act benefits.

- ◆ Is determined by the right-of-way supervisor to be a squatter who is occupying the real property without the permission of the owner and otherwise has no legal right to occupy the property under state law

**PERSONS NOT
ELIGIBLE (CONT.)**

Note: A squatter who is a long-standing occupant or who would suffer undue or unusual hardship because of the displacement may be considered to be in lawful occupancy with prior approval of the right-of-way supervisor.


- One who is determined to be unlawfully present in the United States

Note: A person is unlawfully present if:

- ◆ The person fails to certify to KYTC that he or she is a citizen or national of the United States or is an alien who is lawfully present in the United States
- ◆ The person's certification is found to be invalid after the review specified in [RA-404](#), "Persons Not Lawfully Present in the United States"

Note: Aliens lawfully present in the United States shall provide KYTC with sufficient documentation of their residency status.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Advisory Services</p>

RECORD OF CONTACTS The [TC 62-77](#), *Relocation Record of Contacts* shall be maintained on a current basis and document relocation activities for each displaced person. (See [RA-401](#), “Record of Contacts.”)

GENERAL The Kentucky Transportation Cabinet (KYTC) relocation assistance advisory program shall satisfy requirements of:

- Title VI of the Civil Rights Act of 1964 ([42 U.S.C. 2000d et seq.](#))
- Title VIII of the Civil Rights Act of 1968 ([42 U.S.C. 3601d et seq.](#))
- Executive Order 11063 ([27 FR 11527](#), November 24, 1962)
- Other services described in this section

Note: KYTC may offer advisory services to a person occupying property adjacent to proposed right of way when the right-of-way supervisor determines that the acquisition of right of way for a project causes substantial economic injury to such person.


SERVICES TO BE PROVIDED KYTC’s advisory program shall include such measures as may be needed to provide residential displaces the services described in [RA-402](#), “Advisory Services.”

COORDINATION OF RELOCATION ACTIVITIES The District Right-of-Way Supervisor shall ensure that relocation activities are coordinated with project work and other displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized. (See [49 CFR 24.6.](#))

**OCCUPANCY OF
PROPERTY ACQUIRED
BY THE CABINET**

Any person who initially occupies a property after it is acquired by KYTC shall execute a short-term rental agreement subject to termination when KYTC needs the property. Such an occupant is eligible for advisory services as determined by the right-of-way supervisor. The [Right of Way Guidance Manual](#) details procedures for rent-acquired improvements.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Owner of a Dwelling</p>

POLICY A person is considered to have met the requirement to own a dwelling when he or she purchases or holds any of the following interests in real property:

- Fee title, a life estate, a land contract, a 99-year lease, or a lease including any options for extension with at least 50 years to run from the date of acquisition
- An interest in a cooperative housing project that includes the right to occupy a dwelling
- A contract to purchase any of the interests or estates described above
- Any other interest, including a partial interest, that the Kentucky Transportation Cabinet (KYTC) determines is sufficient to warrant consideration as ownership

Note: Relocation benefits based on a displacee’s partial ownership interest of a replacement dwelling must have prior approval of the Relocation Branch Manager, or designee.

PARTIAL OWNERSHIP When a dwelling is owned by several persons but not occupied by all of the owners, the purchase supplement payment for the displaced owner occupants is the lesser of the difference between the total acquisition price of the acquired dwelling and:

- The amount needed to purchase the comparable replacement dwelling offered to the displacees
- The actual cost of the owner occupants’ replacement dwelling

Nonoccupant owners should be encouraged to reinvest their share of the acquisition price in a replacement dwelling to ensure the owner occupants can purchase a replacement dwelling comparable to the one from which they are being displaced.

PARTIAL OWNERSHIP**(CONT.)**

To receive the entire purchase supplement payment, the owner occupant shall purchase and occupy a replacement dwelling for an amount equal to his or her share of the acquisition payment for the acquired dwelling plus the amount of the purchase supplement payment as calculated above.


The displaced owner occupants may choose a rent supplement payment instead of a purchase supplement. The rent supplement will be based on the fair market/economic rent of the acquired dwelling as outlined in [RA-907](#), [RA-1003](#), or [RA-1103](#), "Rental Assistance Payment."

**OWNER OF
REPLACEMENT
DWELLING**

No person shall be denied eligibility for a replacement housing payment solely because the person is unable to meet the occupancy requirements set forth in these procedures for a reason beyond his or her control, including:

- A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or KYTC
- A delay in the construction of the replacement dwelling, military reserve duty, or prolonged hospital stay, as recommended by the right-of-way supervisor and approved by the Relocation Branch Manager, or designee



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Occupancy Requirements for Dwellings</p>

**OWNER OCCUPANT
OF 90 DAYS**

A displaced person is eligible to receive replacement housing payments outlined in [RA-900](#) as a 90-day owner occupant if the person:

- Has owned and occupied the displacement dwelling or domicile for not less than 90 days immediately prior to the initiation of negotiations
- Purchases or rents and occupies a decent, safe, and sanitary replacement dwelling within one year after the later of:
 - ◆ The date the owner receives final payment for the displacement dwelling (in condemnation cases, the date the full estimate of just compensation is deposited with the court)
 - ◆ The date a comparable replacement dwelling is made available to the displaced person

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager or designee.

**TENANT OCCUPANT OF
90 DAYS**

A tenant who occupies a dwelling at least 90 days before the initiation of negotiations is eligible to receive replacement housing payments outlined in [RA-1000](#) if the person:

- Has lawfully and actually occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations
- Rents or purchases and occupies a decent, safe, and sanitary replacement dwelling within one year after the date the tenant moves from the displacement dwelling

Note: KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager or designee.

**OCCUPANT OF LESS
THAN 90 DAYS**

An owner or tenant who occupies a dwelling less than 90 days before the initiation of negotiations and occupies the property when it is acquired is eligible for moving expenses and advisory services. Any replacement housing paid to these occupants will come under “Last Resort Housing” as outlined in [RA-1300](#).

To qualify for a replacement housing payment, the displacee shall rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year after:

- For a tenant, the date the tenant moves from the displacement dwelling
- For an owner occupant, the later of:
 - ◆ The date the displacee receives final payment for the displacement dwelling (in the case of condemnation, the date the full estimate of just compensation is deposited with the court)
 - ◆ The date the displacee moves from the displacement dwelling

KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager or designee.

**OCCUPANCY STATUS
CHANGE**

A displacee is not required to relocate to the same occupancy status (owner or tenant) he or she had prior to displacement and may choose an alternate occupancy status so long as the displacee is eligible as outlined in this manual.

The replacement housing supplement is computed first on the original type occupancy, then on the alternate occupancy status. The replacement housing payment may not exceed the maximum amount that would have been paid had the displacee remained in the original occupancy status.

Since this is a reimbursement program, the replacement housing supplement is based on the lesser of:

- The amount actually spent for replacement housing
- The maximum computed supplement


**OCCUPANCY OF
REPLACEMENT
DWELLING**

No person shall be denied eligibility for a replacement housing payment solely because the person is unable to meet the occupancy requirements set forth in these procedures for a reason beyond his or her control, including:

- A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or KYTC

- A delay in the construction of the replacement dwelling, military reserve duty, or prolonged hospital stay, as recommended by the right-of-way supervisor and approved by the Relocation Branch Manager, or designee



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Multiple Occupancy</p>

POLICY When two or more people occupy a displacement dwelling, the relocation agent shall determine whether a single household or separate households are being maintained using criteria outlined below.

Two or more eligible occupants who live together by mutual consent are considered to be one household, unless the relocation agent determines that separate households are maintained because:

- Individuals or families have separate kitchen areas, bedrooms, and baths as defined by decent, safe, and sanitary standards
- A person rents a sleeping room within a dwelling, when the renter has a lease or can verify consistent payment of rent

SINGLE HOUSEHOLD When the relocation agent determines that a single household is maintained in the displacement dwelling, the family is eligible for a replacement housing payment as outlined in this manual based on:

- Their occupancy status (owner or tenant)
- Their length of occupancy
- A comparable dwelling functionally similar to the displacement dwelling

If the displacees elect to relocate separately, each displacee is eligible for a prorated share of the singular relocation payments allowable had they moved together to a single dwelling.

For owner occupants, the acquisition price to be used as the basis for replacement housing payments is that amount each owner receives as payment for the acquired dwelling and homesite.

**MULTIPLE
HOUSEHOLDS**


When the relocation agent determines that multiple households are maintained in the displacement dwelling, each family may be eligible for a replacement housing payment as outlined in this manual based on each family's:

- Occupancy status (owner or tenant)
- Length of occupancy
- A comparable dwelling functionally similar to the area the family is actually maintaining

If members of a household elect to relocate separately, each displacee is eligible for a prorated share of the singular relocation payments allowable had the family moved together to a single dwelling.

For owner occupants, the acquisition price to be used as the basis for replacement housing payments is that amount each owner receives as payment for the acquired dwelling and homesite.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Decent, Safe, & Sanitary Housing</p>

**MINIMUM
STANDARDS**

A decent, safe, and sanitary dwelling is one that meets local housing and occupancy codes.

At a minimum, the dwelling shall conform to the following standards:

- Be structurally sound, weather tight, and in good repair
- Contain a safe electrical wiring system adequate for lighting and other electrical devices
- Have a heating system capable of sustaining a temperature of approximately 70 degrees Fahrenheit
- Be adequate in size with respect to the number of rooms and living space needed to accommodate the displacee


Note: The number of bedrooms in the replacement dwelling shall be the same as that in the acquired dwelling, unless more are needed to meet the following requirements:

- ◆ Children of the opposite sex under age six may occupy the same bedroom.
- ◆ One child under age two and the parents may occupy the same bedroom.
- ◆ Except for the cases above, husbands and wives, and couples living together by mutual consent, persons of the opposite sex shall not be required to occupy the same bedroom.
- Have a separate, well-lighted, and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system

**MINIMUM
STANDARDS (CONT.)**

- In the case of a housekeeping dwelling, have a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator
- Have unobstructed egress to safe, open space at ground level or, for a person with a disability, be free of any barriers that would preclude reasonable ingress, egress, or use of the dwelling by a displace
- Many local housing and occupancy codes require the abatement of deteriorating paint, including lead-based paint and lead-based paint dust, in protecting the public health and safety. Where such standards exist, they must be honored.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Comparable Replacement Housing</p>

DEFINITION OF DWELLING

Dwelling means “the place of permanent or customary and usual residence of a person in any residential unit.”

COMPARABLE REPLACEMENT DWELLING

A comparable replacement dwelling is one that is:

- Decent, safe, and sanitary as defined in [RA-02](#), “Glossary”
- Functionally equivalent to the displacement dwelling

Note: The term *functionally equivalent* means “capable of performing a similar function, providing similar utility, and contributing to a comparable style of living.” While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the relocation agent may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling. [See [49 CFR](#), Appendix A to Part 24, Section 24.2(a)(6).]

- Adequate in size to accommodate the occupants

Note: The number of bedrooms in the replacement dwelling shall be the same as that in the acquired dwelling, unless more are needed to meet the following requirements:

- ◆ Children of the opposite sex under age six may occupy the same bedroom.

**COMPARABLE REPLACEMENT
DWELLING (CONT.)**

- ◆ One child under age two and the parents may occupy the same bedroom.
- ◆ Except for the cases above, husbands and wives, and couples living together by mutual consent, persons of the opposite sex shall not be required to occupy the same bedroom.
- In an area that is not subject to adverse environmental conditions
- Not in a location generally less desirable with regard to public utilities and commercial and public facilities than that of the displacee's current dwelling
- Reasonably accessible to the displacee's place of employment
- On a site typical in size for residential development in the project vicinity with normal site improvements

Note: The site need not include special improvements such as outbuildings, swimming pools, or greenhouses. [See 49 CFR 24.403(a)(2).]

- Currently available to the displacee
- Within the financial means of the displacee as follows:
 - ◆ **90-Day Homeowners**—For owners who occupy the displacement dwelling for at least 90 days prior to initiation of negotiations, a replacement dwelling is within the owner's financial means if he or she will receive the full price differential outlined in [RA-904](#), all increased mortgage interest costs outlined in [RA-905](#), all incidental expenses outlined in [RA-906](#), plus any amount required to be paid under [RA-1300](#), "Last-Resort Housing."
 - ◆ **Tenant Occupants of 90 days or more**—For tenants who occupy the displacement dwelling at least 90 days prior to initiation of negotiations, a replacement dwelling is within the person's financial means if, after receiving rental assistance, the new monthly rent and estimated average monthly utility costs do not exceed the person's base monthly rental described in [RA-907](#) or [RA-1003](#), "Rental Assistance Payment."

**COMPARABLE REPLACEMENT
DWELLING (CONT.)**

- ◆ **Occupants of less than 90 days**—Owners and tenants who occupy the displacement dwelling for less than 90 days prior to initiation of negotiations, and subsequent occupants, are not eligible to receive a replacement housing payment because of failure to meet length of occupancy requirements. For such occupants, comparable replacement rental housing is considered to be within the person's financial means if the Kentucky Transportation Cabinet (KYTC) pays that portion of the monthly housing costs of a replacement dwelling that exceeds the person's base monthly rent for the displacement dwelling as described in [RA-1103](#) and 49 CFR 24.402(b)(2). Such rental assistance shall be paid under [RA-1300](#), “Last Resort Housing.”

**PUBLIC HOUSING
AS COMPARABLES**

For persons not currently receiving assistance under a government housing program, regulations require that comparable replacement housing be available on the market without a government housing subsidy.

A public housing unit may qualify as a comparable replacement dwelling only for persons displaced from a public housing unit. Likewise, a comparable dwelling with a subsidy tied to the dwelling can be used only if the displacee is being moved from the same situation.

When a displacee holds a Section 8 certificate or other housing subsidy, the relocation agent shall consult with the subsidizing agency to determine whether the subsidy is tied to the individual or to the building being acquired. If the subsidizing agency verifies that the subsidy moves with the displacee:

- The relocation agent will deduct the subsidized amount from the replacement dwelling rent when computing rental assistance benefits
- The replacement house shall meet housing requirements of the subsidizing agency

**OFFERING PUBLIC
HOUSING**

Even if a person did not receive public housing assistance prior to displacement and the replacement comparables do not contain any government subsidies, this does not prohibit another agency from offering assistance under a government-subsidized housing program.

**OFFERING PUBLIC
HOUSING (CONT.)**

In some cases, it will be in the person's best interest to attempt to obtain subsidized housing. For example, because of low income a person qualifies for a maximum rental subsidy of \$9,570. He or she qualifies for the payment, but when the 42-month subsidy expires the person can no longer afford the replacement dwelling.

Instead of the rental assistance the person may be able to obtain government-subsidized housing which will normally be available until it is no longer required. However, there cannot be any duplication of benefits from two or more government agencies.

Two significant housing programs are the Section 8 certificate program and the Housing Vouchers program. These programs can make affordable housing available for eligible persons and offer long-term rental subsidies in excess of The Uniform Act's 42-month limitation. Each of these programs typically entails a payment to the landlord directly from the local housing authority, coupled with a payment to the landlord made by the tenant.

The relocation agent shall inform the person of all options and provide advisory services explaining the pros and cons of these options.

**AVAILABILITY OF
COMPARABLE
REPLACEMENT
HOUSING**

A person being displaced from a dwelling cannot be required to move until KYTC makes available at least one comparable replacement dwelling.

At least three comparable replacement dwellings shall be made available unless the local housing market does not have three. The relocation agent shall document the file when a housing shortage exists and fewer than three comparables are used. Using fewer than three comparables requires the approval of the Relocation Branch Manager or designee.

The relocation agent should make all reasonable attempts to personally inspect each comparable used to compute a replacement housing payment and certify it is decent, safe, and sanitary. Where feasible, comparable housing shall be inspected prior to being made available to assure that it meets applicable standards.

**AVAILABILITY OF
COMPARABLE
REPLACEMENT
HOUSING (CONT.)**

If such an inspection is not made, the agency shall notify the person to be displaced in writing of the reason that an inspection of the comparable was not made and, that if the comparable is purchased or rented by the displaced person, a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary. The computation must be recalculated if the comparable relied upon is found to be non-decent, safe, and sanitary. The comparable replacement dwellings should be inspected by a walk through and physical interior and exterior inspection before being offered to a displaced person.

Reliance on an exterior visual inspection or examination of a multiple listing service (MLS) listing, in most cases, does not constitute a complete decent, safe, and sanitary inspection.

When the relocation agent is unable to gain access to the interior of the comparable(s), the relocation agent shall thoroughly document the file on [TC 62-211](#), *Replacement Housing Correlation*, and [TC 62-77](#), *Relocation Record of Contacts*.

**WAIVER OF
COMPARABLE
REPLACEMENT
HOUSING
AVAILABILITY**

When the right-of-way supervisor demonstrates a need, the 90-day notice and requirement to offer at least one comparable before requiring a displacee to move may be waived by the Federal Highway Administration (FHWA) on non-federal and federally aided projects.

There would clearly be a need to waive the requirement when a person must move due to:

- A major disaster as defined in Section 102(c) of the *Disaster Relief Act of 1974* (42 USC 5121)
- A presidentially declared national emergency
- Any emergency (such as, highway slide, flood) that requires immediate vacation of the real property because continued occupancy would constitute a substantial danger to the health or safety of the occupants or the general public

TEMPORARY**EMERGENCY MOVES**

When a person is required to relocate for a temporary period due to circumstances described above, the right-of-way supervisor shall:

- Take steps necessary to assure that the person is temporarily relocated to a decent, safe, and sanitary dwelling
- Pay the actual, reasonable out-of-pocket moving expenses and any reasonable increase in rent and utility costs incurred because of the temporary move
- Make available to the displacee as soon as feasible at least one comparable replacement dwelling


For purposes of filing claims and meeting eligibility requirements for relocation benefits, the date the displacee moves from the temporary dwelling is the date of displacement.

**OFFER OF
COMPARABLE
REPLACEMENT
HOUSING**

A comparable replacement dwelling is considered to have been made available to a person if:

- The person is informed of its location.
- The person has sufficient time to negotiate and enter into a purchase agreement or lease for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Cost of Comparable Replacement Dwelling</p>

POLICY The replacement housing payment will be based on the cost of a comparable replacement dwelling that has been approved by the Relocation Branch Manager, or designee.

PERSONS NOT LEGALLY PRESENT IN THE U.S. When computing a replacement housing payment, unlawful occupants **are not counted** as part of the family, and the family size is reduced accordingly. Thus, a family of five, one of whom is not lawfully present in the U.S., would be counted as a family of four. The comparable for the family would reflect the makeup of the remaining four persons, and the replacement housing payment would be computed accordingly, with appropriate explanation in the computation.

The income of a person unlawfully present in the United States is counted in the household’s gross monthly income, unless the relocation agent is certain the ineligible person will not continue to reside with the family. To exclude the ineligible person’s income would result in a windfall by providing a higher relocation payment because the family member was not lawfully present in the United States. The computation shall include appropriate explanation.

COMPARABLES TO BE INSPECTED Selection of comparables and computation of payment shall be made by a qualified relocation agent. The parcel’s appraiser or review appraiser shall not compute the occupant’s replacement housing or rent supplement payment or make the offers.

The relocation agent will inspect at least three comparable replacement dwellings for each replacement housing payment computed, unless the local housing market does not have three. The relocation agent will use the dwelling most equal to or better than the displacement dwelling to compute the payment.

COMPARABLES TO**BE INSPECTED (CONT.)**

When fewer than three comparable dwellings are analyzed, the computation shall contain an explanation as to why fewer than three dwellings are being used.

Comparable replacement dwellings should be selected from the neighborhood in which the displacement dwelling is located. If that is not possible, nearby or similar neighborhoods where housing costs are generally the same or higher will be used.

The following conditions apply:

- When a dwelling is overpriced in relation to other comparables, it should not be relied upon to compute the payment.
- If the comparable replacement dwelling relied upon is similar to but lacks major exterior attributes of the displacement dwelling (such as, a significantly larger lot, a detached garage, pool, outbuilding, or tennis court), the value of such attribute will not be included in the subject's acquisition price for purposes of computing a purchase supplement payment.


OFFER OF**COMPARABLE****DWELLING**

The comparable relied upon to compute the payment must be available on the open market at the time the offer is made. The relocation agent shall confirm the availability of the comparable being offered before presenting the offer.

A comparable replacement dwelling will be considered to have been made available to a person if all of the following conditions are met:

- The person is informed of its location.
- The person has sufficient time to negotiate and enter into a purchase agreement or lease for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment for which the person is eligible in sufficient time to complete the purchase or lease of the property.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Applicability of Last Resort Housing</p>

POLICY

The Kentucky Transportation Cabinet (KYTC) will provide additional or alternative assistance pursuant to **RA-1300**, “Last Resort Housing” provisions, when:

- The total replacement housing payment exceeds \$41,200 after reimbursement of purchase supplement, incidental expenses and/or a mortgage interest differential, it is a last resort housing payment.
- A comparable replacement dwelling cannot otherwise be made available to the displacee within statutory limits.
- A displacee does not qualify for a replacement housing payment because they did not occupy the displacement dwelling for at least 90 days prior to the initiation of negotiations.
- The replacement property must be modified to remove barriers to a person with disabilities.




 RELOCATION ASSISTANCE	<i>Chapter</i> REPLACEMENT HOUSING PAYMENTS— GENERAL
	<i>Subject</i> Delay in Making Offer to Displacee

POLICY

If the offer to a displaced residential occupant cannot be made in a reasonable time after a purchase supplement or rent supplement payment is computed, the relocation agent shall ensure that the comparable replacement dwelling relied upon is still available on the market. If a check of the market reveals the comparable relied upon is no longer available, a new comparable shall be selected, and the purchase supplement or rent supplement computation shall be recomputed.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Recomputing/Revising a Replacement Housing Payment</p>

**RECOMPUTING A
REPLACEMENT
HOUSING PAYMENT**

When the displacee did not have a reasonable time to negotiate the purchase or lease of the original comparable, or a different comparable must be selected following an appeal, the replacement housing payment shall be recomputed.

The replacement housing payment will be recomputed based on comparables currently available on the market at the time the replacement housing payment is recomputed.

A 90-day notice cannot be issued to a residential displacee until comparable replacement housing has been made available.

A comparable replacement dwelling will be considered to have been made available to a person if all of the following conditions are met:

- The person is informed of its location.
- The person has sufficient time to negotiate and enter into a purchase agreement or lease for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property.

**REVISING A
REPLACEMENT
HOUSING OFFER**

A replacement housing payment offer will be revised based on a new acquisition price if:

- The appraisal is revised and the acquisition offer changes

**REVISING A
REPLACEMENT HOUSING
OFFER (CONT.)**

- An administrative settlement increases the initial acquisition offer
- A legal settlement or final condemnation award is made for an amount greater than the initial acquisition offer

If the original value of the acquired homesite is less than 100 percent of the original fair market value offer, the ratio of the homesite area acquired to the total area acquired will be used to revise the purchase supplement.

Any adjustment made as a result of a court award or stipulated settlement must be made in accordance with this ratio.

EXAMPLE

The original carve-out (typical homesite) value of the acquired property was \$62,450, and the Kentucky Transportation Cabinet's (KYTC's) total fair market value offer was \$88,000. To determine the ratio of the carved-out homesite to the total offer, divide the value of the carve-out by the amount of KYTC's offer for the parcel ($\$62,450 / \$88,000 = .7097$ ratio).

Comparable used for original computation.....	\$76,500
Original valuation of the carved-out homesite.....	<u>62,450</u>
Original purchase supplement.....	\$14,050

A \$92,000 jury award (or legal settlement) is made to the displacee.

$.7097$ (original carve-out ratio) x \$92,000 award = \$65,292 (revised acquisition price of the carved-out homesite).

Comparable used for original computation.....	\$76,500
Revised acquisition price of the carved-out homesite	<u>65,292</u>
Revised purchase supplement based on settlement.....	\$11,208
Round to	\$11,210

**PROCESSING A REVISED
REPLACEMENT
HOUSING OFFER**

The relocation agent shall coordinate with the right-of-way supervisor and district attorney to obtain settlement information and assist the right-of-way supervisor in informing the displaced person how a proposed settlement will affect his or her replacement housing payment computation.

**PROCESSING A REVISED
REPLACEMENT
HOUSING OFFER
(CONT.)**


The right-of-way supervisor shall immediately notify the relocation agent, or consultant, when the administrative settlement is approved. The relocation agent shall notify the displacee in writing of the approved revised purchase supplement payment computation.

The relocation agent will promptly submit replacement housing payment revisions to the Relocation Branch Manager or designee. Revisions shall be thoroughly explained in the TC 62-77, *Relocation Record of Contacts*, which shall be accompanied by:

- Recomputed TC 62-212, *Replacement Housing Payment Computation - Owner*
- Revised Purchase Supplement Memorandum including details of the settlement and the calculations for the purchase supplement
- A copy of the signed administrative settlement, agreed order, court award, revised appraisal, etc.
- The most recently approved TC 62-212, *Replacement Housing Payment Computation - Owner*
- The TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Public Housing as Replacement</p>

POLICY If a person accepts assistance under a government-housing program when moving into the replacement dwelling, the rental assistance payment shall be computed on the basis of the person’s actual out-of-pocket cost for the replacement dwelling.

EXAMPLE A person moves from a substandard dwelling where he or she was paying (by himself or herself) \$200 per month in rent and utilities. The person relocates to a government-subsidized unit wherein he or she will pay \$75 per month, and the remaining \$375 in rent and utilities will be government-subsidized.

In this case the rental supplement would be \$0 because the relocatee’s out-of-pocket expenses are less than they were in the acquired dwelling, even though the monthly rent is much higher.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Fair Housing Required</p>

AFFIRMATIVE ACTION

The district relocation staff shall take affirmative action to ensure that replacement housing resources used for purchase or rent are available on the open market to all persons without regard to race, color, religion, sex, or national origin.

OFFERING FAIR HOUSING

The relocation agent certifies that each comparable used to compute a replacement housing payment is fair and open housing when signing form:

- [TC 62-212](#), *Replacement Housing Payment Computation – Owner*
- [TC 62-213](#), *Replacement Housing Payment Computation – Tenant*


The relocation agent shall confirm that each comparable offered as a housing resource or referral is fair and open housing.

UNFAIR HOUSING COMPLAINTS

When a displacee registers a complaint about unfair housing practices encountered in efforts to obtain replacement housing, the relocation agent shall:

- Advise the displacee of his or her rights and options and explain that fair-housing rights are protected in accordance with Title VI of the *Civil Rights Act of 1968* and the *Housing and Urban Development (HUD) Amendment Act of 1974*.
- Provide the displacee with a copy of HUD’s *Fair Housing: Equal Opportunity for All* brochure and HUD-903, *Report Housing Discrimination* form, both of which can be obtained from the local Public Housing Authority.
- Assist the displacee in obtaining suitable replacement housing.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Inspection of Replacement Dwelling</p>

POLICY

Before making a replacement housing payment or releasing a payment from escrow, a relocation agent shall inspect the proposed replacement dwelling and determine that it is decent, safe, and sanitary. The following conditions apply:

- Decent, safe, and sanitary standards will be applied to eligible family members as outlined in [RA-404](#), “Persons Not Lawfully Present in the United States.”
- If the dwelling is not decent, safe, and sanitary, the claim will be denied until the dwelling is brought up to decent, safe, and sanitary standards, or the displacee occupies a decent, safe, and sanitary replacement dwelling – either of which must occur within the one-year time frame.
- Certification of decent, safe, and sanitary replacement housing will be in writing on the [TC 62-67](#), *DS&S Inspection Report*.
- If a displacee moves out of state, a written request will be made to the Relocation Branch Manager or designee to obtain the decent, safe, and sanitary inspection from the receiving state Department of Transportation (DOT). The agent’s request will include a TC 62-67, *DS&S Inspection Report*, which will show:
 - ◆ The displaced person’s full name
 - ◆ The address of the dwelling to be inspected
 - ◆ Project identification
 - ◆ Demographics of the family being displaced



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Written Statement of Eligibility</p>

**STATEMENT OF
ELIGIBILITY**


When a displacee qualifies for a replacement housing payment, but has not yet purchased or occupied a replacement dwelling, the displacee may request the relocation agent to provide a written statement to any interested party (financial institution or lending agency) indicating the amount of payment the displacee will be eligible to receive upon purchase and occupancy of the dwelling.

This statement may be provided only when the proposed dwelling has been inspected by a relocation agent and has been determined to be decent, safe, and sanitary.

The statement shall include the address of the inspected property and the amount of money the displacee must spend in order to receive the full replacement housing payment, provided he or she occupies the replacement dwelling within the one-year time period outlined in [RA-804](#), “Occupancy Requirements for Dwellings.”

If the inspected dwelling is not decent, safe, and sanitary, the statement shall specify the deficiencies that require correction prior to any replacement housing payment being made.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS— GENERAL</p>
	<p><i>Subject</i></p> <p>Payment after Death</p>

POLICY

A replacement housing payment is personal to the displacee, and upon his or her death, the undisbursed portion of any such payment will not be paid to the heirs or assigns, with the following exceptions:

- The amount a tenant owes based on his or her actual occupancy of the replacement housing will be paid.
- Any remaining payment will be disbursed when a member of a displaced family dies and other family members continue to occupy the replacement dwelling in accordance with relocation procedures.
- Any portion of a replacement housing payment necessary to satisfy the legal obligation of an estate in connection with the selection of a replacement dwelling by or on behalf of the deceased shall be disbursed to the estate.




 RELOCATION ASSISTANCE	<i>Chapter</i> REPLACEMENT HOUSING PAYMENTS— GENERAL
	<i>Subject</i> Insurance Payment for Acquired Dwelling

POLICY

No person shall receive any payment under the Relocation Assistance Program if that person receives a payment under federal, state, or local law or insurance proceeds that are determined by the Kentucky Transportation Cabinet (KYTC) to have the same purpose and effect as a payment under this program.

To avoid duplicate compensation, the amount of any insurance proceeds received by a displacee for damage to or loss of the displacement dwelling due to a catastrophic occurrence (such as, fire, flood) shall be included in the acquisition cost of the displacement dwelling when computing the price differential. (See [49 CFR 24.3](#).)



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Occupancy Requirements</p>

POLICY A displaced owner occupant of 90 days is eligible to receive replacement housing payments outlined in this chapter, if the person:

- Has owned and occupied the displacement dwelling or domicile for not less than 90 days immediately prior to the initiation of negotiations
- Purchases or rents and occupies a decent, safe, and sanitary replacement dwelling within one year after the later of:
 - ◆ The date the owner receives final payment for the displacement dwelling (in condemnation cases, the date the full estimate of just compensation is deposited with the court)
 - ◆ The date a comparable replacement dwelling is made available to the displaced person

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager or designee.

OCCUPANCY STATUS CHANGE

A displacee is not required to relocate to the same occupancy status (owner or tenant) he or she had prior to displacement, and may choose an alternate occupancy status, if the displacee is eligible as outlined in this manual.

The replacement housing supplement is computed first on the original type occupancy, then on the alternate occupancy status. The replacement housing payment may not exceed the maximum amount that would have been paid had the displacee remained in the original occupancy status.

Since this is a reimbursement program, the replacement housing supplement is based on the amount actually spent for replacement housing or the maximum computed supplement, whichever is less.


**OCCUPANCY OF
REPLACEMENT
DWELLING**

No person shall be denied eligibility for a replacement housing payment solely because the person is unable to meet the occupancy requirements set forth in these procedures for a reason beyond his or her control, including:

- A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or KYTC

- A delay in the construction of the replacement dwelling, military reserve duty, or prolonged hospital stay, as recommended by the right-of-way supervisor and approved by the Relocation Branch Manager, or designee




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Amount of Payment</p>

POLICY The total replacement housing payment for an eligible 90-day owner occupant may not exceed \$41,200 and will be the sum of:

- Amount by which the cost of a replacement dwelling exceeds the acquisition cost of the displacement dwelling, as determined in accordance with [RA-904](#), “Purchase Supplement Payment”
- Increased mortgage interest costs and other debt service costs incurred in connection with the mortgages on the replacement dwelling, as determined in accordance with [RA-905](#), “Increased Mortgage Interest Costs”
- Reasonable expenses incidental to the purchase of the replacement dwelling, as determined in accordance [RA-906](#), “Incidental Expenses”

Note: The total replacement housing payment for an eligible 90-day owner occupant shall not exceed \$41,200 unless the use of last resort housing funds is authorized. (See [RA-1300](#), “Last Resort Housing.”)



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Situations Affecting Replacement Housing Payment Computations</p>

POLICY

The maximum replacement housing payment (RHP) will be based on the cost of a comparable replacement dwelling that has been approved by the Relocation Branch Manager, or designee, in accordance with [RA-808](#), “Cost of Comparable Replacement Dwelling” and the information below.

To properly compute a replacement housing payment the relocation agent shall compare “typical” displacement and replacement homesites. Because of the nature of highway acquisitions, the Kentucky Transportation Cabinet (KYTC) frequently acquires residences as part of a larger or multiuse tract, and residences in similar situations do not exist. These procedures describe how the relocation agent shall analyze sometimes dissimilar properties to calculate a fair replacement housing payment.

The relocation agent will base the replacement housing computation on the probable selling price of a comparable replacement dwelling on a typical homesite for its area, less the acquisition price calculated as shown below. The purchase supplement payment shall be rounded up to the nearest \$5.

TYPICAL HOMESITE

If the acquired dwelling is located on a tract typical in size for residential use in the area, the acquisition price to be used when computing the purchase supplement (PS) payment is the amount paid for the subject property.

$$(\text{Cost of comparable}) - (\text{Acquisition Price}) = \text{PS}$$

If only part of the homesite is acquired, the relocation agent shall compute the partial acquisition replacement housing payment in accordance with “Uneconomic Remnant” or “Buildable Lot Remainder” below, as applicable.

CARVE OUT OF HOMESITE

A carve-out is needed when a parcel to be acquired is larger than a typical size homesite, or a multifamily or multiuse property. The relocation agent must first determine what size is typical in the subject’s neighborhood.

**CARVE OUT OF
HOMESITE (CONT.)**

Typical might be a small range of sizes. For example, zoning regulations may require a minimum residential lot size of 12,000 square feet, but lots in the neighborhood might actually range from 12,000 to 20,000 square feet. In this instance, a typical size would be a lot between 12,000 and 20,000 square feet.

In areas where a typical homesite cannot be determined due to large variances of tract sizes, the area the displacee actually uses for residential purposes will be used to compute the purchase supplement payment.

Consideration must be given to locations of driveways, fences, outbuildings, gardens, and pools, and to the area maintained, cleared, and mowed for residential usage.

If all or part of an area occupied by nonresidential improvements must be included in order to create a typical homesite for the area, the land upon which the nonresidential improvements are located will be included within the carve-out. For example, the value of a tobacco barn situated on a typical carved-out homesite would not be included in the carve-out, but the land upon which the barn is located would be included.

The relocation agent determines the portion of the acquisition price to attribute to the typical homesite by reviewing the appraisal and using the price actually paid for the portion of the homesite being acquired.

If the appraisal does not give this information or the relocation agent's determination of a typical homesite differs from the appraisal, the appraiser or review appraiser may be asked to furnish values based on the carve-out identified by the evaluator. Carve-out values may be furnished by memorandum.

To compute the purchase supplement payment (PS), the acquisition price to be used is the difference between the before and after value of the portion carved out as typical for residential use.

$$(\text{Cost of comparable}) - [(\text{Before value of carve-out}) - (\text{After value of carve-out})] = \text{PS}$$

Example 1—Total Acquisition of a Carved-Out Homesite

The subject dwelling is situated on a 6-acre tract that also contains a barn and a storage building. This site is not considered to be typical.

**CARVE OUT OF
HOMESITE (CONT.)**

The relocation agent determined a 1-acre homesite to be typical since that is the area actually enclosed with fencing and being used for residential purposes.

Because the entire 1-acre homesite is being acquired, the relocation agent needs to compute an RHP for a total acquisition of a carved-out homesite. The acquisition price to be used is the before value of the homesite.

Example 2—Partial Acquisition of a Carved-Out Homesite

The subject dwelling is situated on a 60+ acre farm that also contains another residence, several barns, two silos, and several storage buildings. This site is not considered to be typical. The relocation agent determined a 1-acre homesite to be typical for the following reasons:

- That is the area actually being used for residential purposes
- The appraisal identified the homesite as 1 acre

Because the entire 1-acre homesite is not being acquired, the relocation agent needs to compute an RHP for a partial acquisition of a carved-out homesite.

To determine the before value of the carve-out, the acquisition price to be used is the before value of the homesite.

The acquisition price to be used is the difference between the before value of the homesite and the after value of the homesite.

Note: In this example only a partial acquisition of the carved-out homesite offer will be made since the remainder is not determined to be an uneconomic remnant.

**BUILDABLE LOT
REMAINDER**

When a buildable lot remains after a partial acquisition from a typical or carved-out homesite, it is generally in KYTC's best interest to offer to purchase the remainder. Designating the remainder an uneconomic remnant removes the owner's risk of having insufficient funds to replace his or her residence. In addition, it limits KYTC's financial obligation under the Relocation Program. When KYTC does not offer to purchase a remainder, the owner retains the value of the land, and the replacement housing payment may be unnecessarily inflated by the value of the retained remnant.

BUILDABLE LOT**REMAINDER (CONT.)**

When an offer is not being made to purchase a buildable remainder, the relocation agent may discuss the situation with the review appraiser and inquire if the remainder could be identified as an uneconomic remnant. If after review the remainder is not identified as an uneconomic remnant, the relocation agent, through the right-of-way supervisor, may request the Director of the Division of Right of Way and Utilities' written approval to offer to purchase the remainder.

If KYTC does not offer to purchase the buildable remainder, to compute the purchase supplement (PS), the subject's acquisition price is the before value of the subject homesite less the after value of the homesite.

$$(\text{Cost of comparable}) - [(\text{Before value of homesite}) - (\text{After value of homesite})] = \text{PS}$$

When KYTC offers to purchase the buildable remainder, a single purchase supplement payment will be computed and offered to the owner. The acquisition price to be used to compute the purchase supplement (PS) is the subject's before value, regardless of whether the owner retains or sells the remainder.

$$(\text{Cost of comparable}) - (\text{Before value of homesite}) = \text{PS}$$

Example 3—Buildable Lot Remainder

The acquisition consists of 1 acre from a 2-acre lot which is typical for the area. The acquisition will include 1 acre, the residence, and storage shed. The remaining 1 acre meets local zoning codes for a single-family residence and is considered to be a buildable lot by the appraiser.

The residence, storage shed, and 1 acre on which it is located are valued at \$100,000. The 1-acre remainder is valued at \$15,000.

If the JC offer is \$115,000 for the residence, shed, and entire 2 acres of land, then \$115,000 will be used as the acquisition price in the RHP computations, whether the relocatee accepts the full \$115,000 for all the land or accepts \$100,000 and retains the 1-acre buildable lot.

If the JC offer is \$100,000 for the residence, shed, and the 1 acre which it is situated and no offer will be made to buy the remaining 1 acre for an additional \$15,000, then only \$100,000 will be used in RHP computation.

HIGHER & BETTER**USE TRACT**

If the subject's value is established based on a use higher and better than residential and the tract is larger than typical, the relocation agent shall first carve out the subject's typical-sized homesite as outlined in "Carve Out of Homesite" above. When computing the purchase supplement (PS) payment, the acquisition price to be used is the difference between the before and after values of the portion carved out, using the value indicated for the higher and better use.

$$(\text{Cost of comparable}) - [(\text{Before value of homesite using value indicated for higher and better use}) - (\text{After value of homesite using value indicated for higher and better use})] = \text{PS}$$

JOINT RESIDENTIAL/**BUSINESS USE**

If the displacement dwelling was part of a property that contained another dwelling unit or space used for nonresidential purposes, only that portion of the acquisition payment actually attributed to the subject's residential site shall be considered its acquisition cost when computing the purchase supplement payment.

The relocation agent determines what constitutes the typical homesite by using a tract typical in the area for residential use, even if a portion or all of that area is occupied by an improvement that is being used for other-than-residential purposes. For example, a craft shop might be located within a portion of the area designated as the subject's typical homesite. The value attributed to the craft shop building would be excluded from the carve-out, but the value of the land on which it is located, as well as any residentially used improvements (such as, a septic system shared by the dwelling and shop) would be included.

To compute the purchase supplement (PS) payment, the acquisition price to be used is the difference between the before and after value of the portion carved out as typical for residential use.

$$(\text{Cost of comparable}) - [(\text{Before value of carve-out}) - (\text{After value of carve-out})] = \text{PS}$$

LARGER THAN**TYPICAL TRACT**

If the acquired dwelling is located on a tract larger in size than is typical for residential use in the area, the relocation agent shall first carve out a typical site for the subject's neighborhood as outlined in "Carve Out of Homesite" above.

LARGER THAN

TYPICAL TRACT (CONT.) To compute the purchase supplement (PS) payment, the acquisition price to use is the difference between the before and after values of the portion of subject tract that was carved out as typical for residential use.

$$(\text{Cost of comparable}) - [(\text{Before value of carve-out}) - (\text{After value of carve-out})] = \text{PS}$$

**MAJOR EXTERIOR
ATTRIBUTE**

When the comparable relied upon lacks a major exterior attribute (MEA) of the displacement site (for example, the site is significantly smaller or lacks a detached garage, in ground swimming pool, or tennis court), the value of such attribute shall not be included in the subject's acquisition price. To compute the purchase supplement (PS) payment, carve out the value of the major exterior attribute from the subject's acquisition price.

$$(\text{Cost of comparable}) - [(\text{Before value of homesite less value of MEA}) - (\text{After value of homesite less value of MEA})] = \text{PS}$$

Sheds are not considered to be major exterior attributes, as their value is generally not a significant contribution to the overall homesite value. However, the value of a shed shall be deducted from a typical homesite determination when it is used for nonresidential purposes (such as a chicken coop, corn crib, or smoke house).

**UNECONOMIC
REMNANT**

If an uneconomic remnant remains after a partial acquisition from a typical or carved-out homesite and the remainder **is not** a buildable lot, two purchase supplement payments will be computed and offered to the owner as follows:

- For a total acquisition, the before value of the subject homesite is the acquisition price to be used to compute the purchase supplement (PS) payment.

$$(\text{Cost of comparable}) - (\text{Before value of homesite}) = \text{PS}$$

- For a partial acquisition, the acquisition price to be used is the before value less the after value of the subject homesite.

$$(\text{Cost of comparable}) - [(\text{Before value of homesite}) - (\text{After value of homesite})] = \text{PS}$$

UNECONOMIC**REMNANT (CONT.)**

If an uneconomic remnant remains after a partial acquisition from a typical or carved out homesite and the remainder is a buildable lot, only one purchase supplement payment will be computed and offered to the owner. The acquisition price to be used in this computation is the before value of the subject homesite, regardless of whether the owner retains or sells the remainder.

$$(\text{Cost of comparable}) - (\text{Before value of homesite}) = \text{PS}$$

Example 4—Total and Partial Acquisition from a Typical Homesite

Although the subject dwelling is situated on 2 lots, this site is considered to be typical for the following reasons:

- Lot 10 falls steeply away from the dwelling about 15 feet from the drive
- Most dwellings in the subject subdivision are on double lots
- This is a rural area where homesites are generally 1 acre in size
- Both lots combined do not exceed 1 acre

The relocation agent needs to compute an RHP for both a total and partial acquisition because a very small part of the tract is not needed. Because the dwelling is acquired, the very small remainder should be declared an uneconomic remnant.

For total acquisition, the acquisition price to be used is the before value.

For partial acquisition, the acquisition price to be used is the difference between the before value and the after value.

Example 5—Total and Partial Acquisition from a Carved-Out Homesite

The subject dwelling is situated on a 2.893-acre multi-use tract that contains a residence, detached garage, playhouse, and metal barn. This site is not considered to be typical. The relocation agent determined a 1.2-acre homesite to be typical since that is the area actually being used for residential purposes.

The acquisition consists of 1.548 acres of the 2.893-acre tract. Because the entire 1.2-acre homesite is not being acquired and the appraiser has stated the remaining 1.345 acres are an uneconomic remnant, the relocation agent needs to compute an RHP for a total acquisition and a partial acquisition of a carved-out homesite.

UNECONOMIC

REMNANT (CONT.)


To determine before value of the carve-out, the acquisition price to be used is the before value of the homesite.

To determine after value of the carve-out, the value to be used is the value the appraiser has placed on the remainder as an uneconomic remnant.

For total acquisition of the carve-out, the acquisition price to be used is the before value of the carve-out homesite.

For partial acquisition of the carve-out, the acquisition price to be used is the difference between the before value of the carve-out and the after value of the carve-out.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90 -DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Purchase Supplement Payment</p>

**COMPUTING A
PURCHASE
SUPPLEMENT**

A qualified relocation agent will compute a purchase supplement payment for a 90-day owner occupant as prescribed in [RA-808](#), “Cost of Comparable Replacement Dwelling,” and [RA-903](#), “Situations Affecting Replacement Housing Payment Computations.”

From the asking price of a comparable replacement dwelling on a typical homesite for its area, the relocation agent will subtract the acquisition price of the subject homesite. The computed purchase supplement shall be rounded up to the nearest \$5. Any payment in excess of the statutory \$41,200 limit must be paid with last resort housing funds. (See [RA-1300](#), “Last Resort Housing.”)

The relocation agent should compute replacement housing payments (RHP) as early in the acquisition process as possible to allow adequate time for displacees to locate, acquire, and occupy decent, safe, and sanitary replacement housing.

The Relocation Branch Manager, or designee, approves replacement housing computations. Approval is requested by submitting the following items in the order listed:

1. TC 62-212, *Replacement Housing Payment Computation – Owner*
2. TC 62-214, *Replacement Housing Payment Worksheet*
3. TC 62-211, *Replacement Housing Payment Computation Correlation*
4. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

The Director or Assistant Director of the Division of Right of Way and Utilities shall review for approval all replacement housing computations where last resort housing funds are being requested.

**COMPUTING A
PURCHASE
SUPPLEMENT
(CONT.)**

The approved computation reflects the maximum replacement housing payment.

When no comparable replacement dwelling is available or when it is most cost effective to do so, the Relocation Branch Manager, or designee, may approve a purchase supplement payment that is based on the cost to construct a functionally similar decent, safe, and sanitary replacement dwelling. In this case, procedures outlined in [RA-1300](#), "Last Resort Housing" will also apply.

**RECOMPUTING A
PURCHASE
SUPPLEMENT**

If the displacee did not have a reasonable time to negotiate the purchase or lease of the original comparable, or a different comparable must be selected following an appeal, the purchase supplement payment must be recomputed as outlined in [RA-811](#), "Recomputing/Revising a Replacement Housing Payment."

The recomputed computation reflects the maximum replacement housing payment.

**REVISING A PURCHASE
SUPPLEMENT**

When the subject's acquisition price changes as a result of an appraisal revision, administrative settlement, court settlement or award, etc., the relocation agent shall revise the purchase supplement payment following the guidelines outlined in [RA-811](#), "Recomputing/Revising a Replacement Housing Payment."

If the original value of the acquired homesite is less than 100 percent of the original just compensation offer, the ratio of the homesite area acquired to the total area acquired will be used to revise the purchase supplement.

The revised computation reflects the maximum replacement housing payment.

**ACTUAL PURCHASE
SUPPLEMENT
PAYMENT**

The replacement housing payment computation is based on the subject's acquisition price and sets the maximum purchase supplement payment. However, the amount actually paid under the Relocation Program is the lesser of:

**ACTUAL PURCHASE
SUPPLEMENT
PAYMENT (CONT.)**

- The cost of the comparable offered
- The purchase price of the decent, safe, and sanitary replacement dwelling actually purchased and occupied by the displaced person

The purchase supplement to be paid can be affected by insurance proceeds for damage to or loss of the displacement dwelling, whether the owner retains and will occupy the displacement dwelling, etc. The relocation agent shall ascertain pertinent facts to ensure proper payment.

Each relocation claim for payment shall be accompanied by documentation required to support expenses incurred, such as settlement statements, deed to acquire the replacement home, bills, appraisals, or other evidence of expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

**INSURANCE PAYMENT
FOR DISPLACEMENT
DWELLING**

To avoid duplication of payment, any insurance proceeds a displacee receives in connection with damage to or loss of the displacement dwelling due to a catastrophe (such as, fire, flood) will be included in the acquisition cost of that dwelling when computing the price differential.

**OWNER RETENTION
OF DISPLACEMENT
DWELLING**

If an owner is permitted to retain the displaced dwelling and relocate it to a replacement site, the purchase supplement payment will be based on the salvage value of the retained dwelling plus costs to reestablish the dwelling at a new site and, if necessary, bring it up to decent, safe, and sanitary standards, less the acquisition price of the acquired homesite. The purchase supplement payment shall be rounded up to the nearest \$5.

The purchase supplement payment shall not exceed the amount the displaced person would have received if a comparable replacement dwelling had been purchased.

Eligible costs to reestablish the dwelling include:

- The cost to move the retained dwelling

**OWNER RETENTION
OF DISPLACEMENT
DWELLING (CONT.)**

- The cost of repairs the Relocation Branch Manager, or designee, determines is necessary to make the dwelling decent, safe, and sanitary
- The cost of a homesite, including any necessary landscaping, driveways, wells, septic systems, etc.

Note: If the dwelling is moved to the displacee's remainder land, the before value of the acquired homesite will be used to compute the purchase supplement payment. The relocation agent will request the appraiser or review appraiser to value the replacement lot when its value cannot otherwise be determined.

- The cost to restore the dwelling to a condition comparable to that before the move

**CONDEMNATION
CLAUSE**

When a displacee, through condemnation proceedings, challenges the amount offered for his or her residential homesite, the Kentucky Transportation Cabinet (KYTC) will make available the computed replacement housing payment (RHP) based on the original just compensation (JC) offer. Since the replacement housing benefits may change depending on the final outcome of the trial or settlement, prior to payment the displacee must agree in a written condemnation clause that:

- Upon final determination of the condemnation proceedings, the replacement housing payment will be recomputed using the acquisition price established by the court or by stipulated settlement and the lesser of:
 - ◆ The cost of the decent, safe, and sanitary replacement dwelling actually purchased
 - ◆ The cost of a comparable replacement dwelling
- If the amount awarded for the acquired homesite plus the amount of the provisional replacement housing payment exceeds the approved purchase supplement payment calculated in accordance with this section, the displacee will refund the excess amount to KYTC from the condemnation award or stipulated settlement.

**CONDEMNATION
CLAUSE (CONT.)**

The displacee will refund no more than the amount of the provisional replacement housing payment. If the value of the acquired homesite is less than 100 percent of the acquisition price, the condemnation clause shall specify the ratio of the acquired homesite area to the total area acquired. Any adjustment made as a result of a court award or stipulated settlement shall be made in accordance with this ratio and as outlined in [RA-811](#), "Recomputing/ Revising a Replacement Housing Payment."

If the displacee does not agree with the above provisions, the replacement housing payment will be deferred pending final adjudication or a stipulated settlement.

**OCCUPANCY
REQUIREMENTS**

To qualify for a purchase supplement payment, the displacee shall purchase and occupy a decent, safe, and sanitary replacement dwelling within one year after the later of:

- The date the owner receives final payment for the displacement dwelling (in condemnation cases, the date the full estimate of just compensation is deposited with the court)
- The date a comparable replacement dwelling is made available to the displaced person

KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

**OWNER OF A
DWELLING**

A person is considered to have met the requirement to own a dwelling when he or she purchases or holds any of the following interests in real property:

- Fee title, a life estate, a land contract, a 99-year lease, or a lease including any options for extension with at least 50 years to run from the date of acquisition
- An interest in a cooperative housing project which includes the right to occupy a dwelling
- A contract to purchase any of the interests or estates described above

**OWNER OF A
DWELLING (CONT.)**

- Any other interest, including a partial interest, that KYTC determines is sufficient to warrant consideration as ownership.

Note: Relocation benefits based on a displacee's partial ownership interest of a replacement dwelling must have prior approval of the Relocation Branch Manager, or designee.

**ADVANCED
PAYMENTS**

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS

An advance claim is one submitted in advance of a qualifying event. For example, a purchase supplement claim submitted prior to closing so that payment is available for the closing. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment, unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.


CLAIM FOR PAYMENT

The Relocation Branch Manager, or designee, approves purchase supplement claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-215, *Replacement Housing/Down Payment Assistance Residential Claim*
3. The most-recently approved TC 62-212, *Replacement Housing Payment Computation - Owner*
4. Signed purchase contract or Closing Statement or deed to purchase the replacement property
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Increased Mortgage Interest Costs</p>

POLICY The amount payable as an increased interest cost payment is the sum of:

- An amount that when added to the down payment will reduce the replacement dwelling mortgage to an amount that can be amortized with the same monthly principal and interest payment over the same remaining term as the displacement mortgage

Note: This payment is commonly known as the “buydown.”

- Other debt services costs outlined below, if not paid as incidental expenses

To calculate the increased interest payment, the relocation agent must know:

- The remaining principal balance, the interest rate, and monthly principal and interest payment for each old mortgage
- The interest rate, points, and term for each new mortgage

**OLD MORTGAGE
REQUIREMENTS**

A displacee is eligible for an increased interest payment for each existing mortgage that:

- Was a valid lien on the displacement dwelling for at least **90 days** prior to the initiation of negotiations
- Had an interest rate lower than the interest rate on the replacement dwelling

If the old interest rate is higher than the new interest rate, the buydown amount is zero. Purchaser’s points and loan origination or assumption fees (but not seller’s points) shall be paid as outlined below.

POINTS & LOAN**ORIGINATION FEES**

Debt services costs such as purchaser's points and loan origination or assumption fees may be included, provided:

- They are not paid as incidental expenses as outlined in [RA-906](#), "Incidental Expenses."
- They do not exceed rates normal to similar real estate transactions in the area.
- The Relocation Branch Manager, or designee, determines them to be necessary.

The computation of such points and fees shall be based on the unpaid mortgage balance on the displacement dwelling, less the amount determined for the reduction of the mortgage balance.

To document these charges, the relocation agent shall obtain a copy of the lending agency's closing statement. The Mortgage Interest Differential Payment (MIDP) Calculators approved by the Relocation Branch Manager, or designee, will be used to calculate points when paid as part of an increased mortgage interest cost payment.

BALANCE TO BE USED

To determine the mortgage balance to be used in calculations, the relocation agent:

- Uses each unpaid mortgage balance on the acquired dwelling
- If the new mortgage amount is less than the computed buydown amount, appropriately prorates and reduces the buydown payment
- When encountering a home equity loan, uses the unpaid balance that existed **90 days** prior to the initiation of negotiations or the balance on the date of acquisition, whichever is less

TERM TO BE USED

The relocation agent uses the remaining term of each old mortgage or the term of the new mortgage, whichever is shorter, as follows:

- If the new mortgage term is longer, the monthly principal and interest (P&I) payment is used for each old mortgage to calculate the remaining term required to pay off each existing mortgage.
- If the new mortgage term is shorter, the new mortgage term is used to compute the monthly P&I payment necessary to pay off the existing mortgage.

RATE TO BE USED

The actual interest rate paid on the replacement dwelling mortgage is to be used **except** when the combination of interest and points for the new mortgage exceeds the current prevailing fixed interest rate and points for conventional mortgages in the area in which the replacement dwelling is located. In such cases, the current prevailing fixed interest rate and points in the replacement dwelling area is used, unless there is justification for the excessive rate. Justification may be the unavailability of the current prevailing rate due to the amount of the new mortgage, credit difficulties, or other similar reasons.

The Relocation Branch Manager or designee must approve using an interest rate in excess of prevailing rates. To request approval to use a higher than prevailing interest rate, the relocation agent will provide the manager with:

- A memorandum of recommendation
- [TC 62-50](#), *Mortgage Interest Rates*, for the area in which the replacement home is located
- Documentation from the displacee justifying the need for a higher rate
- [TC 62-77](#), *Relocation Record of Contacts*

The district relocation staff will routinely check and record prevailing interest rates in the project area on [TC 62-50](#), *Mortgage Interest Rates*.

TYPES OF MORTGAGES

If the acquired property is secured with:

- **An adjustable rate mortgage**, the relocation agent uses the interest rate, monthly P&I payment, and mortgage balance in effect on the date of acquisition
- **Multiple mortgages**, the relocation agent computes a buydown payment for each mortgage using the terms of each mortgage
- **A home equity loan**, the relocation agent uses:
 - ◆ The lesser of the balance on the date of acquisition or the balance **90 days** prior to the initiation of negotiations
 - ◆ The interest rate and monthly payment in effect on the date of acquisition

**TYPES OF MORTGAGES
(CONT.)**

- **A balloon payment mortgage**, the relocation agent uses the interest rate, monthly payment, and mortgage balance in effect on the date of acquisition

Note: The monthly payment is normally predicated on a term longer than the actual term of the mortgage, so the computed remaining term will be greater than the actual remaining term. Using the computed remaining term will provide the appropriate interest payment.

DOCUMENTATION

The relocation agent provides documentation of the term, mortgage balance, and interest rate on the TC 62-59, *Mortgage Information*. Forms shall be completed for existing and new mortgages.

When a loan is included in a land contract, a copy of the contract will be used for documentation.

**SMALLER
REPLACEMENT
MORTGAGE**

If the amount financed on the replacement dwelling is less than the sum of all valid mortgage balances existing on the acquired dwelling, the relocation agent shall adjust the mortgage reduction amount accordingly.

The Mortgage Interest Differential Payment (MIDP) Calculators will calculate the adjustment amount and provide the required new mortgage reduction amount.

**PARTIAL
ACQUISITIONS**

For partial acquisitions, the relocation agent shall consider the following when evaluating mortgage interest costs:

- **Typical Tract:** When the acquired dwelling is located on a tract typical in size for residential use in the area, the interest payment will be reduced to the percentage ratio that the acquisition bears to the before value, except the interest payment shall not be reduced when the mortgagee requires the entire mortgage balance to be paid because of the acquisition and it is necessary for the displacee to refinance.
- **Larger-than-Typical Tract:** When the acquired dwelling is located on a tract larger than typical for residential use in the area, the total mortgage balance shall be reduced to the percentage ratio the typical-sized residential homesite bears to the total before value. The total mortgage balance shall be reduced whether or not the displacee is required to pay off the entire mortgage balance.

**MULTIUSE
PROPERTIES**

The interest payment on multiuse properties shall be reduced to the percentage ratio the typical residential homesite bears to the total before value. For example, the building acquired is a two-story building with a grocery on the first floor and the second story used as a residence. Typically, the value attributed to the residential portion can be abstracted from the approved appraisal. However, when the required information cannot be gleaned from the appraisal, the relocation agent shall ask the review appraiser to provide the value of the residential portion of the property. Ultimately the review appraiser or the appraiser provides the residential value, in memorandum form, to be used in determining the interest payment.

NOTICE TO DISPLACEE

The displaced person shall be advised of the approximate amount of this payment as soon as the facts relative to the current mortgage are known. Payment shall be made available at or near the time of closing on the replacement dwelling in order to reduce the new mortgage as intended. The displaced person may elect to have payment made directly to him or her or, upon written request, to the lender.


CLAIM FOR PAYMENT

The Relocation Branch Manager, or designee, approves purchase supplement claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Payment summary*
2. TC 62-215, *Replacement Housing Residential Claim*
3. TC 62-59, *Mortgage Information*
4. Mortgage Interest Differential Calculator
5. Mortgage documentation for the previous and new mortgage
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Incidental Expenses</p>

POLICY

A relocation agent will compute incidental expense payments for a 90-day owner occupant as prescribed below.

Incidental expenses are those necessary and reasonable costs the displacee actually incurs to purchase a replacement dwelling, when such costs are customarily paid by the buyer at closing. Incidental expenses include:

- Legal, closing, and related costs, including those for title, preparing conveyance instruments, notary fees, preparing surveys and plats, and recording fees

Note: Fees to record a mortgage are eligible only when a mortgage existed on the acquired dwelling.

- Certification of structural soundness and home inspection fees, when reasonable or when such fees are normal to real estate transactions in the vicinity of the replacement dwelling
- Appraisal, flood certification, and termite inspection fees
- Owner's and mortgagee's evidence of title, such as title insurance, not to exceed the cost of title insurance for a comparable replacement dwelling
- Lender, FHA, or VA application fees; credit report; underwriting fee; overnight fee; and tax service fee, when a mortgage existed on the acquired dwelling
- Loan origination or assumption fees that do not represent prepaid interest, when a mortgage existed on the acquired dwelling

Note: The relocation agent needs to establish with the lending institution whether the displacee is paying a loan origination fee or prepaid interest in "points." Points on a loan are often prepaid interest and when included in an increased interest payment, shall not be paid as an incidental expense.

POLICY (CONT.)

- Escrow agent's fee
- State revenue or documentary stamps, sales, or transfer taxes, not to exceed the costs for a comparable replacement dwelling
- Other costs the Relocation Branch Manager, or designee, determines to be incidental to the purchase

Reimbursable expenses incurred to secure a new mortgage for the replacement dwelling will be based on the balance of the existing mortgage or the balance of the new mortgage, whichever is less. Eligible expenses are reimbursable regardless of the length of time a mortgage has been in effect on the acquired dwelling.

To be reimbursed for eligible incidental expenses, the displacee shall provide a valid, signed copy of the HUD closing statement. When practical, the relocation agent shall attend the replacement property closing and obtain a signed HUD closing statement at that time.

Paid receipts may be used to document expenses incurred outside of the closing. [TC 62-48](#), *Closing Statement*, shall be used when a HUD closing statement is not issued at closing. The relocation agent shall use the [TC 62-48](#), *Closing Statement* to document how all fees were assessed.

Expenses associated with conveyance of the displacement dwelling and payoff of the old mortgage are not eligible for reimbursement, as they are incidental acquisition expenses and are not attributed to purchase of a replacement dwelling.

ADVANCED PAYMENTS A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.


ADVANCED CLAIMS An advance claim is one submitted in advance of a qualifying event. For example, an incidental expense claim based on a good-faith estimate so that payment is available for the closing. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

CLAIM FOR PAYMENT The Relocation Branch Manager, or designee, approves incidental expense claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-215, *Replacement Housing/Down Payment Assistance Residential Claim*
3. TC 62-48, *Closing Statement*
4. A signed copy of the lender's good-faith estimate of closing costs, when payment is needed at closing
5. A signed settlement statement or deed to purchase the replacement property, when a claim is being submitted after closing
6. TC 62-67, *DS&S Inspection Report*, if not previously submitted
7. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Rental Assistance Payment</p>

POLICY A 90-day owner occupant who is eligible for a replacement housing payment may choose to rent a replacement dwelling instead.

A 90-day owner occupant is not eligible to use a rent supplement payment for down payment assistance.

A rental assistance payment to a 90-day owner occupant cannot exceed the amount he or she could have received had they purchased a replacement dwelling.

PAYMENT DISBURSEMENT Unless otherwise recommended by the relocation agent, rental assistance payments will be paid in a lump sum when the full amount is applied to the replacement dwelling or homesite.

The statutory \$9,570 limit does not apply to rent supplement payments to a 90-day owner occupant. However, when a rent supplement payment exceeds \$9,570 and the entire amount is not applied to the replacement dwelling or homesite, payment may be made in a lump sum payment, unless the relocation agent determines the payment be made in three annual installments.

Except as limited by [RA-816](#), "Payment after Death," the full amount vests immediately whether or not there is any later change in the person's income or rent or in the condition or location of the person's housing.

HOUSEHOLD INCOME Household income is not a factor in computing a rent supplement payment for a 90-day owner occupant.

COMPUTING A RENTAL ASSISTANCE PAYMENT The relocation agent will compute a rent supplement payment for 90-day owner occupants as prescribed in this section and [RA-808](#), "Cost of Comparable Replacement Dwelling."

**COMPUTING A RENTAL
ASSISTANCE PAYMENT
(CONT.)**

However, since a rent supplement payment to a 90-day owner occupant cannot exceed what he or she would have received had they purchased, the relocation agent shall first compute a replacement housing payment as outlined in [RA-808](#) and [RA-904](#), "Purchase Supplement Payment."

The Kentucky Transportation Cabinet's (KYTC's) initial offer and 90-day notice are issued based on the approved purchase supplement computation, which sets the maximum payment available to a 90-day owner occupant.

After presenting KYTC's initial offer based on a comparable property that is for sale, a rent supplement payment can be computed. The relocation agent subtracts the subject's fair market rent and average monthly utility costs from the monthly rent and estimated average utility cost of a comparable replacement dwelling. The result is multiplied by 42 and the rent supplement is rounded up to the nearest \$5. The statutory \$9,570 limit does not apply to a 90-day owner occupant computation.

The displacee may provide actual utility costs for the displacement dwelling. For the replacement dwelling, the landlord may provide the costs, or a utility company's estimate or past history for the replacement dwelling may be used, if available.

The relocation agent should compute replacement housing payments as early in the acquisition process as possible to allow adequate time for displacees to locate, acquire, and occupy decent, safe, and sanitary replacement housing.

EXAMPLE

Jackie Purvis is employed and his household income exceeds the U.S. Department of Housing and Urban Development's Public Housing and Section 8 Program income limits. However, income is not a factor in computing a rent supplement payment for a 90-day owner occupant.

Since Jackie owns the subject property, he pays no rent. To establish fair market rent for the subject property, the relocation agent locates similar properties (comps) that are currently rented or may use the HUD Fair Market Rents.

The subject is a three-bedroom, one-bath brick dwelling. Based on the following comps, the relocation agent establishes the subject's market rent at \$450.

EXAMPLE (CONT.)

Comp	Description	Rent
1	3-bedroom, 1 ½- bath brick dwelling	\$450
2	3-bedroom, 1-bath brick dwelling with 1-car garage	\$500
3	4-bedroom, 1-bath vinyl-sided dwelling	\$485

To the \$450 market rent, the relocation agent adds the displacee's actual average utility costs of \$190 for a base monthly rent of \$640. The comparable relied upon to compute the maximum rent supplement payment costs \$765 per month for rent and utilities. Jackie's rent supplement payment is calculated as follows:

Cost of comparable rent and utilities	\$765
Market rent and utilities of subject	<u>- 640</u>
Difference in monthly rent and utilities	\$125
Result multiplied by 42	\$5,250
Maximum rental assistance payment* (Rounded)	\$5,250

*Maximum rent supplement payment, provided the previously approved purchase supplement was \$5,250 or more

COMPUTATION
PACKAGE

The Relocation Branch Manager, or designee, approves rent supplement computations. Approval is requested by submitting the following items in the order listed:

1. TC 62-212, *Replacement Housing Payment Computation – Owner*
2. TC 62-214, *Replacement Housing Payment Worksheet*
3. TC 62-211, *Replacement Housing Payment Computation Correlation*
4. TC 62-77, *Relocation Record of Contacts*

The approved computation reflects the maximum rent supplement payment, which cannot exceed the previously approved purchase supplement computation.

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

RECOMPUTING A
RENT SUPPLEMENT

If the displacee did not have a reasonable time to negotiate the lease of the original comparable or a different comparable must be selected following an appeal, the rent supplement payment shall be recomputed based on comparables available at the time the payment is recomputed.

**RECOMPUTING A
RENT SUPPLEMENT
(CONT.)**

The recomputed computation reflects the maximum rent supplement payment, which cannot exceed the previously approved purchase supplement computation.

A 90-day notice is issued to a 90-day owner occupant based on the approved purchase supplement computation, not a subsequently offered rent supplement payment.

A comparable replacement dwelling will be considered to have been made available to a person if all of the following conditions are met when the initial purchase supplement offer is made:

- The person is informed of the comparable property location.
- The person has sufficient time to negotiate and enter into a purchase agreement for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property.

AMOUNT OF PAYMENT

A rent supplement payment is computed by subtracting the subject's market rent and monthly average utility costs from a comparable replacement dwelling's monthly rent and estimated utility costs. The approved rent supplement computation sets the maximum available rental assistance under the Relocation Assistance Program, which cannot exceed the previously approved purchase supplement computation. However, the amount actually paid is based on the lesser of:

- The monthly rent and estimated average utility costs for the comparable offered
- The monthly rent and estimated average monthly utility costs for the decent, safe, and sanitary dwelling actually rented and occupied by the displaced person

Each relocation claim for payment shall be accompanied by documentation required to support expenses incurred, such as a signed lease, a settlement statement, a contract to rent a replacement home, bills, or other evidence of expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

**INSURANCE PAYMENT
FOR DISPLACEMENT
DWELLING**

To avoid duplication of payment, any insurance proceeds a displacee receives in connection with damage to or loss of the displacement dwelling due to a catastrophe (such as, fire, flood) will be included in the acquisition cost of that dwelling when computing a price differential.

**OCCUPANCY
REQUIREMENTS**

To qualify for rent supplement payment, the displacee must rent and occupy a decent, safe, and sanitary replacement dwelling within one year after the later of:

- The date the owner receives final payment for the displacement dwelling (in condemnation cases, the date the full estimate of just compensation is deposited with the court)
- The date a comparable replacement dwelling is made available to the displaced person

KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

ADVANCED PAYMENTS

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS

An advance claim is one submitted in advance of a qualifying event. For example, a rent supplement claim submitted prior to moving so that the rent payment is available when a displacee occupies the replacement property. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment, unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

CLAIM FOR PAYMENT

The Relocation Branch Manager, or designee, approves rent supplement claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-71, *Rent Claim*

**CLAIM FOR PAYMENT
(CONT.)**

3. The most-recently approved TC 62-212, *Replacement Housing Payment Computation - Owner*
4. TC 62-58, *Rent Certification*, or signed agreement to rent the replacement property
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).


**CONVERSION OF
PAYMENT**

A displacee who initially rents a replacement dwelling and receives a rent supplement payment under these procedures may subsequently choose to purchase a dwelling. However, since a 90-day owner occupant is not eligible for down payment assistance, he or she must meet eligibility criteria described in [RA-901](#), "Occupancy Requirements" to be eligible to receive a replacement housing payment, including:

- A purchase supplement, as provided in [RA-904](#)
- Mortgage interest differential payment, as provided in [RA-905](#)
- Incidental expenses, as provided in [RA-906](#)

Any portion of a rental assistance payment that has been disbursed will be deducted from the replacement housing.




 RELOCATION ASSISTANCE	<i>Chapter</i> REPLACEMENT HOUSING PAYMENTS FOR 90-DAY OWNER OCCUPANTS
	<i>Subject</i> Down Payment Assistance Payment

POLICY

A 90-day owner occupant who is eligible for a replacement housing payment may choose to rent a replacement dwelling instead. However, a 90-day owner occupant is not eligible to use a rent supplement payment for down payment assistance.

To qualify for financial assistance to purchase a replacement dwelling, a 90-day owner occupant must meet eligibility criteria outlined in [RA-900](#), "Replacement Housing Payments for 90-Day Owner Occupants."



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY TENANT OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Occupancy Requirements</p>

ELIGIBILITY A tenant who occupies a dwelling at least 90 days before the initiation of negotiations may be eligible for a payment not to exceed \$9,570 for rental assistance as computed in accordance with [RA-1003](#) or down-payment assistance as computed in accordance with [RA-1004](#), if such displaced person:

- Has lawfully and actually occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations
- If a tenant, rents or purchases and occupies a decent, safe, and sanitary (DS&S) replacement dwelling within one year after moving from the displacement dwelling.

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

OCCUPANCY STATUS CHANGE A displacee is not required to relocate to the same occupancy status (owner or tenant) he or she had prior to displacement and may choose an alternate occupancy status so long as the displacee is eligible as outlined in this manual.

Since this is a reimbursement program, the replacement housing supplement is based on the amount actually spent for replacement housing or the maximum computed supplement, whichever is lesser.


OCCUPANCY OF REPLACEMENT DWELLING No person shall be denied eligibility for a replacement housing payment solely because the person is unable to meet the occupancy requirements set forth in these procedures for a reason beyond his or her control, including:

**OCCUPANCY OF
REPLACEMENT
DWELLING (CONT.)**

- A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or KYTC

- A delay in the construction of the replacement dwelling, military reserve duty, or prolonged hospital stay, as recommended by the right-of-way supervisor and approved by the Relocation Branch Manager, or designee




 RELOCATION ASSISTANCE	<i>Chapter</i> REPLACEMENT HOUSING PAYMENTS FOR 90-DAY TENANT OCCUPANTS
	<i>Subject</i> Amount of Payment

POLICY The total replacement housing payment for an eligible 90-day tenant occupant may not exceed \$9,570 and will be the lesser of:

- The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling as computed in accordance with [RA-1003](#), “Rental Assistance Payment”
- The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY TENANT OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Rental Assistance Payment</p>

POLICY A displaced person who rents a replacement dwelling may be eligible for a rental assistance payment not to exceed \$9,570. (See [49 CFR 24.404](#).)

AMOUNT OF PAYMENT A rental assistance payment shall be 42 times the amount obtained by subtracting the subject’s base monthly rent from the lesser of:

- The monthly rent and estimated average monthly utility costs for a comparable replacement dwelling
- The monthly rent and estimated average monthly utility costs for the decent, safe, and sanitary dwelling actually rented and occupied by the displaced person

PAYMENT DISBURSEMENT Unless otherwise recommended by the relocation agent, rental assistance payments will be paid in a lump sum when the full amount is applied to the replacement dwelling or homesite.

When a rental assistance payment exceeds \$9,570 and the entire amount is not applied to the replacement dwelling or homesite, payment may be made in a lump sum payment, unless the relocation agent with the recommendation of the right-of-way supervisor determines the payment should be made in three annual installments.

Except as limited by [RA-816](#), “Payment after Death,” the full amount vests immediately whether or not there is any later change in the person's income or rent, or in the condition or location of the person's housing.

BASE MONTHLY RENT Base monthly rent for the displacement dwelling is the lesser of actual or fair market rent; income; or the amount designed for shelter and utilities (out-of-pocket expense) outlined as follows in A, B, and C:

**BASE MONTHLY RENT
(CONT.)**

- A. **Actual or Fair Market Rent**—The actual average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to the displacement, as determined by the relocation agent.

Economic or fair market rent and average monthly utility costs are used for the displacement dwelling when:

- The tenant provides a service in lieu of paying rent
- The rent paid does not represent an arm's-length transaction between the tenant and landlord
- The tenant pays little or no rent
- An owner occupant elects to relocate as a tenant

- B. **Income**—Thirty percent of the average, monthly gross household income when the amount is classified as “low income” by the Department of Housing and Urban Development’s (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs.

The HUD Public Housing and Section 8 Program Income Limits (HUD income limits) are updated annually and are available on the Federal Highway Administration’s (FHWA’s) [website](#).

If the following occur, income is disregarded and the criteria outlined in “A” above are used to determine the base monthly rent:

- The gross household income exceeds “low income” limits
- A person refuses to provide appropriate evidence of income
- A person is a dependent

Note: A full-time student or resident of an institution may be assumed to be a dependent, unless the person demonstrates otherwise.

When a rental assistance computation is based on income, income shall be documented by pay stubs, signed income tax returns, a statement from the employer or a social service agency, or bank statements.

**BASE MONTHLY RENT
(CONT.)**

- C. **Amount designated for shelter and utilities**—If the displaced person is receiving a welfare assistance payment from a program that designates the amounts for shelter and utilities, the total of the amounts designated for shelter and utilities is subtracted from the actual average monthly costs for rent and utilities to determine the base monthly rent at the displacement dwelling. The base monthly rent represents the displaced person's monthly out-of-pocket costs for rent and utilities. The computation package shall include a copy of the entitlement.

HOUSEHOLD INCOME The gross annual income received by the family from all sources (earned and unearned) including, but not limited to, wages, salary, child support, alimony, unemployment benefits, workers compensation, social security, Kentucky Transitional Assistance Program (KTAP), or the net income from a business. It does not include income received by dependent children and full-time students under 18 years of age.

**HOUSEHOLD INCOME
EXCLUSIONS**

Household income does not include benefits that are not considered income by federal law, such as food stamps and the Women, Infants, and Children (WIC) program. For a more detailed list of income exclusions, see the FHWA Realty Office website at:

https://www.fhwa.dot.gov/real_estate/index.cfm

If there is a question on whether or not to include income from a specific program, contact the Relocation Branch Manager or designee.

For example, Tom and Mary Smith and their three children are being displaced. The information obtained from the family and verified by the relocation agent is as follows:

Tom Smith, employed, annual salary earned:	\$21,000
Mary Smith, annual disability payments received:	6,000
Tom Smith Jr., 21, employed, annual salary earned:	10,000
Jane Smith, 17, student, annual income earned:	3,000*
Sammie Smith, 10, full-time student, no income:	0
Smith family gross annual household income:	\$37,000

*Income is not included because Jane is a dependent child under 18.

If the family's gross annual household income is less than or equal to the HUD income limits, the displaced household is considered "low income" for purposes of these procedures.

COMPUTING A RENTAL**ASSISTANCE PAYMENT**

The relocation agent will compute a rental assistance payment for 90-day tenant occupants as prescribed in this section and [RA-808](#), “Cost of Comparable Replacement Dwelling.”

To determine the rental assistance payment, the subject’s base monthly rent is subtracted from the monthly rent and estimated average utility cost of a comparable replacement dwelling. The result is multiplied by 42 and the rental assistance is rounded up to the nearest \$5. Any payment in excess of the statutory \$9,570 limit shall be paid with last resort housing funds. (See [RA-1300](#), “Last Resort Housing.”)

The landlord or displacee may provide actual utility costs for the displacement dwelling. For the replacement dwelling, the landlord may provide the costs, or a utility company's estimate or past history for the replacement dwelling may be used, if available.

The relocation agent should compute replacement housing payments as early in the acquisition process as possible to allow adequate time for displacees to locate, acquire, and occupy decent, safe, and sanitary (DS&S) replacement housing.

EXAMPLES

Payment based on actual rent—Josh Powell is employed and his household income exceeds the HUD income limits. The \$506 Josh pays each month for rent and utilities is an arm’s length transaction. The comparable rent and utilities are \$622 per month. Josh’s rental assistance payment is calculated as follows:

Cost of comparable rent and utilities	\$622
Actual rent and utilities of subject	<u>-506</u>
Difference in monthly rent and utilities	\$116
Result multiplied by 42 months	\$4,872
Maximum Rental Assistance Payment	\$4,875 (Rounded)

Payment based on market rent—Jackie Purvis is employed and her household income exceeds HUD income limits. The \$300 Jackie pays each month for rent is not an arm’s length transaction. Jackie’s rent is reduced because she is the landlord’s daughter. To establish fair market rent for the subject property, the relocation agent locates similar properties that are currently rented or may use the HUD Fair Market Rents.

The subject is a three-bedroom, one-bath brick dwelling. Based on the following comparables (comps), the relocation agent establishes the subject’s market rent at \$450.

EXAMPLES (CONT.)

Comp	Description	Rent
1	3-bedroom, 1 ½- bath brick dwelling	450
2	3- bedroom, 1-bath brick dwelling with 1-car garage	500
3	4-bedroom, 1-bath vinyl-sided dwelling	485

To the \$450 market rent the relocation agent adds the displacee's actual average utility costs of \$188 for a base monthly rent of \$638. The comparable relied upon to compute the maximum rental assistance payment costs \$763 per month for rent and utilities. Jackie's rental assistance payment is calculated as follows:

Cost of comparable rent and utilities	\$763
Market rent and utilities of subject	<u>-638</u>
Difference in monthly rent and utilities	\$125
Result multiplied by 42	\$5,250
Maximum Rental Assistance Payment	\$5,250 (Rounded)

Payment based on income—Mary Jones is employed, but her \$19,466 gross annual income is below HUD's \$27,100 income limit for one person in Mason County, Kentucky. Mary provides verifiable documentation of income. The relocation agent calculates Mary's monthly income, then multiplies it by 30% to determine the most Mary can be expected to pay based on her income.

$$\begin{aligned} \$19,466 \text{ annual income} \div \text{by } 12 \text{ months} &= \$1,622 \text{ monthly income} \\ \$1,622 \text{ monthly income} \times .30 &= \$487 \end{aligned}$$

The \$492 Mary pays each month for rent and utilities is an arm's length transaction. The cost of rent and utilities for the comparable is \$643 per month. Since Mary's actual rent and utilities exceed 30% of her income, Mary's rental assistance payment is calculated using 30% of her income as follows:

Cost of comparable rent and utilities	\$643
30% of displacee's monthly income	<u>-487</u>
Difference in monthly rent and utilities	\$156
Result multiplied by 42	\$6,552
Maximum Rental Assistance Payment	\$6,555 (Rounded)

Payment based on amount designated for shelter and utilities—Tammy Martin is employed, but her \$13,760 gross annual income is below HUD's \$27,100 income limit for one person in Mason County, Kentucky.

EXAMPLES (CONT.)

Tammy receives assistance from a program that designates \$320 for shelter and utilities. Tammy provides verifiable documentation of her income and the designated shelter and utilities entitlement. The relocation agent confirms with the welfare assistance program that Tammy's \$320 entitlement will be available for a qualified replacement dwelling.

Tammy's total monthly rent and utilities at the displacement site is \$550. The comparable rent and utilities is \$585 per month. Tammy's rental assistance payment is calculated using the \$320 shelter and utility entitlement as follows:

Cost of displacement rent and utilities	\$550
Amount designated for shelter and utilities	<u>-320</u>
Out-of-pocket costs at displacement site	\$230
Cost of comparable rent and utilities	\$585
Amount designated for shelter and utilities	<u>-320</u>
Difference in monthly rent and utilities	\$265
Out-of-pocket increase (\$265-\$230)	\$35
Result multiplied by 42	\$1,470
Maximum Rental Assistance Payment	\$1,470

COMPUTATION**PACKAGE**

The Relocation Branch Manager, or designee, approves replacement housing computations. Approval is requested by submitting the following items in the order listed:

1. TC 62-213, *Replacement Housing Payment Computation – Tenant*, as applicable
2. TC 62-214, *Replacement Housing Payment Worksheet*
3. TC 62-211, *Replacement Housing Payment Computation Correlation*
4. Proof of income (if low income)
5. Alternate Procedure Memorandum, if applicable
6. TC 62-58, *Rent Certification*
7. TC 62-77, *Relocation Record of Contacts*

The approved computation reflects the maximum rental assistance payment.

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

RECOMPUTING A**RENTAL ASSISTANCE**

When the displacee did not have a reasonable time to negotiate the lease of the original comparable, or a different comparable must be selected following an appeal, the rental assistance payment shall be recomputed based on comparables available at the time the payment is recomputed.

A 90-day notice cannot be issued to a residential displacee until comparable replacement housing has been made available.

A comparable replacement dwelling will be considered to have been made available to a person if all of the following conditions are met:

- The person is informed of its location.
- The person has sufficient time to negotiate and enter into a lease or purchase agreement for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property.

The recomputed computation reflects the maximum rental assistance payment.

ACTUAL RENTAL**ASSISTANCE PAYMENT**

A rental assistance payment is computed by subtracting the subject's base monthly rent from a comparable replacement dwelling's monthly rent and estimated utility costs. The approved rental assistance computation sets the maximum available assistance under the Relocation Program. However, the amount actually paid is the lesser of:

- The monthly rent and estimated average utility costs for the comparable offered
- The monthly rent and estimated average monthly utility costs for the decent, safe, and sanitary dwelling actually rented and occupied by the displaced person

Each relocation claim for payment shall be accompanied by documentation required to support expenses incurred, such as a signed lease, settlement statement, contract to acquire a replacement home, bills, or other evidence of expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

OCCUPANCY**REQUIREMENTS**

To qualify for rental assistance the displacee must rent and occupy a decent, safe, and sanitary replacement dwelling within one year after the date he or she moves from the displacement dwelling.

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

ADVANCED PAYMENTS

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS

An advance claim is one submitted in advance of a qualifying event. For example, a rental assistance claim submitted prior to moving so that the rent payment is available when a displacee occupies the replacement property. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

CLAIM FOR PAYMENT

The Relocation Branch Manager, or designee, approves rental assistance claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-71, *Rent Claim*
3. The most-recently approved TC 62-213, *Replacement Housing Payment Computation - Tenant*
4. TC 62-58, *Rent Certification*, or signed agreement to rent the replacement property
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

**CONVERSION OF
PAYMENT**


A displacee who initially rents a replacement dwelling and receives a rental assistance payment under these procedures may subsequently choose to purchase a dwelling.

**CONVERSION OF
PAYMENT (CONT.)**

To qualify for this payment conversion, the displacee must meet the one-year time frame to purchase and occupy a decent, safe and sanitary replacement dwelling.

Any portion of a rental assistance payment that has been disbursed will be deducted from the replacement housing or down-payment supplement payments, as applicable.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR 90-DAY TENANT OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Down Payment Assistance Payment</p>

POLICY Other than a 90-day owner occupant, any displaced person eligible for a rental assistance payment may choose to use that payment as down payment assistance to purchase a replacement dwelling.

MAXIMUM PAYMENT A down payment assistance payment shall equal the approved rental assistance payment computed in accordance with [RA-1003](#), "Rental Assistance Payment."

If the approved rent supplement payment is less than \$9,570 the Cabinet shall offer down-payment assistance up to the \$9,570 statutory maximum or, in the case of last resort housing, the approved maximum rental assistance payment. Any payment in excess of \$9,570 must be paid with Last Resort Housing funds. (See [RA-1300](#), "Last Resort Housing.")

PAYMENT DISBURSEMENT The entire down payment assistance payment must be applied to the purchase price of a decent, safe, and sanitary replacement dwelling and related incidental expenses.

ACTUAL PAYMENT AMOUNT The approved rental assistance computation sets the maximum down payment assistance available under the Relocation Program. However, payment is limited to the amount actually applied to the purchase price of a decent, safe, and sanitary replacement dwelling and related incidental expenses.

If the down payment assistance payment exceeds the purchase price of the replacement dwelling, payment is limited to the cost of the dwelling.

Each claim for payment shall be accompanied by documentation required to support expenses incurred, such as a settlement statement, contract to acquire a replacement home, bills, or other evidence of expenses.

The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file a claim.

OCCUPANCY**REQUIREMENTS**

To qualify for down payment assistance, the displacee must purchase and occupy a decent, safe, and sanitary replacement dwelling within one year after the date he or she moves from the displacement dwelling.

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

ADVANCED PAYMENTS

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS

An advance claim is one submitted in advance of a qualifying event. For example, a down payment assistance claim submitted prior to closing so that payment is available for closing. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.


CLAIM FOR PAYMENT

The Relocation Branch Manager, or designee, approves down payment assistance claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-215, *Replacement Housing/Down Payment Assistance Residential Claim*
3. TC 62-213, *Replacement Housing Payment Computation - Tenant*
4. Closing Statement or Signed contract to purchase the replacement property
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR LESS THAN 90-DAY OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Occupancy Requirements</p>

ELIGIBILITY

An owner or tenant who occupies a dwelling less than 90 days before the initiation of negotiations is eligible for moving expenses and advisory services. Any replacement housing paid to these occupants will come under “last resort housing” as outlined in [RA-1300](#).

To qualify for a replacement housing payment, the displacee must rent or purchase and occupy a decent, safe, and sanitary (DS&S) replacement dwelling within one year after:

- For a tenant, the date the tenant moves from the displacement dwelling
- For an owner occupant, the later of:
 - ◆ The date the displacee receives final payment for the displacement dwelling (in the case of condemnation, the date the full estimate of just compensation is deposited with the court)
 - ◆ The date the displacee moves from the displacement dwelling

The Kentucky Transportation Cabinet (KYTC) may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

OCCUPANCY

STATUS CHANGE

A displacee is not required to relocate to the same occupancy status (owner or tenant) he or she had prior to displacement and may choose an alternate occupancy status so long as the displacee is eligible as outlined in this manual.

The replacement housing supplement is computed first on the original-type occupancy, then on the alternate occupancy status. The replacement housing payment may not exceed the maximum amount that would have been paid had the displacee remained in the original occupancy status.

Since this is a reimbursement program, the replacement housing supplement is based on the amount actually spent for replacement housing or the maximum computed supplement, whichever is lesser.


**OCCUPANCY OF
REPLACEMENT
DWELLING**

No person shall be denied eligibility for a replacement housing payment solely because the person is unable to meet the occupancy requirements set forth in these procedures for a reason beyond his or her control, including:

- A disaster, an emergency, or an imminent threat to the public health or welfare, as determined by the President, the federal agency funding the project, or KYTC

- A delay in the construction of the replacement dwelling, military reserve duty, or prolonged hospital stay, as recommended by the right-of-way supervisor and approved by the Relocation Branch Manager, or designee



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR LESS THAN 90-DAY OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Amount of Payment</p>

POLICY

Owners and tenants who occupy the displacement dwelling for less than 90 days prior to initiation of negotiations, and subsequent occupants, are not eligible to receive a replacement housing payment because of failure to meet length of occupancy requirements.

However, the Kentucky Transportation Cabinet (KYTC) will provide assistance to a less than 90-day occupant when comparable replacement rental housing is not available at rental rates within the displacee's financial means. Such assistance shall cover a period of 42 months and must be paid under [RA-1300](#), "Last Resort Housing."

For less than 90-day occupants, comparable replacement rental housing is considered to be within the person's financial means if KYTC pays that portion of the monthly rent and average utility costs of a replacement dwelling that exceed 30% of the person's gross household income as outlined in [RA-1103](#), "Rental Assistance Payment."


Because payment is based on income, occupants of less than 90 days must provide verification of income, such as pay stubs, signed copies of income tax returns, a statement from a social service agency, an employer's statement, or a bank statement.

ACTUAL PAYMENT AMOUNT

Any replacement housing payment to a less than 90-day occupant will be based on the lesser of:

- The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling as computed in accordance with [RA-1103](#), "Rental Assistance Payment"
- The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR LESS THAN 90-DAY OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Rental Assistance Payment</p>

POLICY Owners and tenants who occupy the displacement dwelling for less than 90 days prior to initiation of negotiations, and subsequent occupants, are eligible to receive a Rental Assistance payment when comparable replacement rental housing exceeds 30% of the displacee's gross household income. Such assistance shall cover a period of 42 months and be paid under [RA-1300](#), "Last Resort Housing."

Because the rental assistance computation is based on income, the displacee shall provide verification of income, such as pay stubs, signed income tax returns, a statement from the employer or a social service agency, or bank statements.

PAYMENT DISBURSEMENT Unless otherwise recommended by the relocation agent, rental assistance payments will be paid in a lump sum when the full amount is applied to the replacement dwelling or homesite.

When a rental assistance payment exceeds \$9,570 and the entire amount is not applied to the replacement dwelling or homesite, payment may be made in a lump sum payment, unless the relocation agent, with the recommendation of the right-of-way supervisor, determines the payment should be made in three annual installments.

Except as limited by [RA-816](#), "Payment after Death," the full amount vests immediately whether or not there is any later change in the person's income or rent or in the condition or location of the person's housing.

HOUSEHOLD INCOME The gross annual household income received by the family from all sources (earned and unearned) includes but not limited to wages, salary, child support, alimony, unemployment benefits, workers compensation, social security, Kentucky Transitional Assistance Program (KTAP), or the net income from a business. It does not include income received by dependent children and full-time students under 18 years of age.

HOUSEHOLD INCOME**(CONT.)**

For example, Tom and Mary Smith and their three children are being displaced. The information obtained from the family and verified by the evaluator is:

Tom Smith, employed, annual salary earned:	\$21,000
Mary Smith, annual disability payments received:	6,000
Tom Smith Jr., 21, employed, annual salary earned:	10,000
Jane Smith, 17, student, annual income earned:	3,000*
Sammie Smith, 10, full-time student, no income:	<u>0</u>
Smith family gross annual household income	\$37,000

*Income is not included because Jane is a dependent child under 18.

HOUSEHOLD INCOME**EXCLUSIONS**

Household income does not include benefits that are not considered income by federal law, such as food stamps and the Women, Infants, and Children (WIC) program. The Federal Highway Administration Realty Office provides a detailed list of income exclusions on their website at:

https://www.fhwa.dot.gov/real_estate/index.cfm

If there is a question on whether or not to include income from a specific program, contact the Relocation Branch Manager or designee.

**COMPUTING A RENTAL
ASSISTANCE PAYMENT**

The relocation agent will compute a rental assistance payment for less than 90-day occupants as prescribed in this section and **RA-808**, "Cost of Comparable Replacement Dwelling."

The relocation agent subtracts 30% of the gross monthly household income from the monthly rent and estimated average utility cost of a comparable replacement dwelling. The result is multiplied by 42, and the rental assistance is rounded up to the nearest \$5. Any payment shall be paid with last resort housing funds. (See **RA-1300**, "Last Resort Housing.")

The landlord or displacee may provide actual utility costs for the displacement dwelling. For the replacement dwelling, the landlord may provide the costs, or a utility company's estimate or past history for the replacement dwelling may be used, if available.

The relocation agent should compute replacement housing payments as early in the acquisition process as possible to allow adequate time for displacees to acquire and occupy decent, safe, and sanitary replacement housing.

EXAMPLE

Mark Jones is employed and has a gross annual income of \$29,466. Mark's income is above the U.S. Department of Housing and Urban Development's (HUD) \$27,100 income limit for one person in Mason County, Kentucky. However, the computation is based on 30% of the displacee's income, which does not have to be classified as "low" to qualify for payment.

Mark provides verifiable documentation of income. The relocation agent calculates Mark's monthly income then multiplies it by 30% to determine the most Mark can be expected to pay based on his income.

$$\begin{aligned} \$29,466 \text{ annual income} \div 12 \text{ months} &= \$2,456 \text{ monthly income} \\ \$2,456 \text{ monthly income} \times .30 &= \$737 \end{aligned}$$

The cost of rent and utilities for the comparable is \$649 per month. Mark's rental assistance payment is calculated using 30% of his income as follows:

Cost of comparable rent and utilities	\$649
30% of displacee's monthly income	- <u>737</u>
Difference in monthly rent and utilities	-88
Result multiplied by 42	0
Maximum Rental Assistance Payment	\$0 (Rounded)

Since the displacee's monthly income is greater than the cost of comparable rent and utilities, the resulting difference is a negative number. If this calculation results in a negative number or zero the maximum rental assistance payment will be zero.

Note: Although the rental assistance payment is \$0, the displacee is eligible for a \$9,570 down payment assistance payment.

COMPUTATION**PACKAGE**

The Relocation Branch Manager, or designee, approves replacement housing computations. Approval is requested by submitting the following items in the order listed:

1. TC 62-212, *Replacement Housing Payment Computation-Owner*, or TC 62-213, *Replacement Housing Payment Computation-Tenant*
2. TC 62-214, *Replacement Housing Payment Worksheet*
3. TC 62-211, *Replacement Housing Payment Computation Correlation*
4. TC 62-58, *Rent Certification*
5. Verification of income
6. TC 62-77, *Relocation Record of Contacts*

COMPUTATION**PACKAGE (CONT.)**

The Director or Assistant Director of the Division of Right of Way and Utilities shall approve all replacement housing computations where last resort housing funds are being requested.

The approved computation reflects the maximum rental assistance payment.

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

RECOMPUTING**RENTAL ASSISTANCE**

When the displacee did not have a reasonable time to negotiate the lease of the original comparable, or a different comparable must be selected following an appeal, the rental assistance payment shall be recomputed based on comparables available at the time the payment is recomputed.

A 90-day notice shall not be issued to a residential displacee until comparable replacement housing has been made available.

A comparable replacement dwelling will be considered to have been made available to a person if all of the following conditions are met:

- The person is informed of its location.
- The person has sufficient time to negotiate and enter into a lease or purchase agreement for the property.
- Subject to reasonable safeguards, the person is assured of receiving the relocation assistance and acquisition payment to which the person is entitled in sufficient time to complete the purchase or lease of the property.

The recomputed computation reflects the maximum rental assistance payment.

AMOUNT OF PAYMENT

A rental assistance payment is computed by subtracting the subject's base monthly rent from a comparable replacement dwelling's monthly rent and estimated utility costs. The approved rental assistance computation sets the maximum available assistance under the Relocation Program. However, the amount actually paid is based on the lesser of:

- The monthly rent and estimated average utility costs for the comparable offered

**AMOUNT OF PAYMENT
(CONT.)**

- The monthly rent and estimated average monthly utility costs for the decent, safe, and sanitary dwelling actually rented and occupied by the displaced person

Each relocation claim for payment shall be accompanied by documentation required to support expenses incurred, such as a signed lease, a settlement statement, a contract to acquire a replacement home, bills, or other evidence of expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file any relocation claim for payment.

**INSURANCE PAYMENT
FOR DISPLACEMENT
DWELLING**

To avoid duplication of payment, any insurance proceeds a displacee receives in connection with damage to or loss of the displacement dwelling due to a catastrophe (such as, fire, flood) will be included in the acquisition cost of that dwelling when computing a price differential.

**OCCUPANCY
REQUIREMENTS**

To qualify for a rental assistance payment, the displacee must rent and occupy a decent, safe, and sanitary replacement dwelling within one year after:

- For a tenant, the date he or she moves from the displacement dwelling
- For an owner occupant, the later of:
 - ◆ The date the owner receives final payment for the displacement dwelling (in condemnation cases, the date the full estimate of just compensation is deposited with the court)
 - ◆ The date a comparable replacement dwelling is made available to the displaced person

KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

ADVANCED PAYMENTS

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS An advance claim is one submitted in advance of a qualifying event. For example, a rental assistance claim submitted prior to moving so that the rent payment is available when a displacee occupies the replacement property. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

CLAIM FOR PAYMENT The Relocation Branch Manager, or designee, approves rental assistance claims. Approval is requested by submitting the following items in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-71, *Rent Claim*
3. TC 62-212, *Replacement Housing Payment Computation-Owner*, or TC 62-213, *Replacement Housing Payment Computation-Tenant*
4. TC 62-58, *Rent Certification*, or signed agreement to rent the replacement property
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).

**CONVERSION OF
PAYMENT**


A displacee who initially rents a replacement dwelling and receives a rental assistance payment under these procedures may subsequently choose to purchase a dwelling. To qualify for this payment conversion, the displacee shall meet the one-year time frame to purchase and occupy a replacement dwelling.

If the displacee satisfies 90-day owner occupant eligibility criteria described in [RA-901](#), "Occupancy Requirements," the displacee is not eligible for down payment assistance but is eligible to receive a replacement housing payment, including:

- A purchase supplement, as provided in [RA-904](#)
- Mortgage interest differential payment, as provided in [RA-905](#)
- Incidental expenses, as provided in [RA-906](#)

Any portion of a rental assistance payment that has been disbursed will be deducted from the purchase supplement or down payment assistance payments, as applicable.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>REPLACEMENT HOUSING PAYMENTS FOR LESS THAN 90-DAY OCCUPANTS</p>
	<p><i>Subject</i></p> <p>Down Payment Assistance Payment</p>

POLICY Other than a 90-day owner occupant, any displaced person eligible for a rental assistance payment may choose to use that payment as down payment assistance to purchase a replacement dwelling.

MAXIMUM PAYMENT A down payment assistance payment shall equal the approved rental assistance payment computed in accordance with [RA-1103](#), "Rental Assistance Payment."

However, payment to a displaced homeowner shall not exceed the amount he or she would have received had he or she met 90-day occupancy requirements and qualified for a purchase supplement outlined in [RA-904](#), an increased mortgage interest payment outlined in [RA-905](#), and incidental expenses outlined in [RA-906](#).

If the approved rental assistance payment is less than \$9,570 the Kentucky Transportation Cabinet (KYTC) shall offer down payment assistance up to \$9,570. Any payment to a less than 90-day occupant shall be paid with last resort housing funds. (See [RA-1300](#), "Last Resort Housing.")

PAYMENT DISBURSEMENT The entire down payment assistance payment shall be applied to the purchase price of a decent, safe, and sanitary replacement dwelling and related incidental expenses.

AMOUNT OF PAYMENT The approved rental assistance computation sets the maximum down payment assistance available under the Relocation Program. However, payment is limited to the amount actually applied to the purchase price of a decent, safe, and sanitary replacement dwelling and related incidental expenses.

If the down payment assistance payment exceeds the purchase price of the replacement dwelling, payment is limited to the cost of the dwelling.

**AMOUNT OF PAYMENT
(CONT.)**

Each claim for payment shall be accompanied by documentation required to support expenses incurred, such as a settlement statement, contract to acquire a replacement home, bills, or other evidence of expenses. The relocation agent, or consultant, shall provide a displaced person with reasonable assistance necessary to complete and file a claim.

**INSURANCE PAYMENT
FOR DISPLACEMENT
DWELLING**

To avoid duplication of payment, any insurance proceeds a displacee receives in connection with damage to or loss of the displacement dwelling due to a catastrophe (such as, fire, flood) will be included in the acquisition cost of that dwelling when computing a price differential.

**OCCUPANCY
REQUIREMENTS**

To qualify for down payment assistance, the displacee must purchase and occupy a decent, safe, and sanitary replacement dwelling within one year after the date he or she moves from the displacement dwelling.

KYTC may extend the one-year time period for good cause. Such extension shall be in writing and approved by the Relocation Branch Manager, or designee.

ADVANCED PAYMENTS

A relocation payment shall be made only after the displaced person performs as required to qualify for such payment, unless the displacee demonstrates the need for an advanced payment to avoid or reduce a hardship. With prior approval of the Relocation Branch Manager, or designee, an advance payment may be made, subject to appropriate safeguards to ensure that the objective of the payment is accomplished.

ADVANCED CLAIMS

An advance claim is one submitted in advance of a qualifying event. For example, a down payment assistance claim submitted prior to closing so that payment is available for closing. While advance claims are routine, payment shall not be delivered until the displaced person performs as required to qualify for the payment unless the Relocation Branch Manager, or designee, has approved an advance payment as outlined above.

CLAIM FOR PAYMENT


The Relocation Branch Manager, or designee, approves down payment assistance claims. Approval is requested by submitting the following items in the order listed:

**CLAIM FOR PAYMENT
(CONT.)**

1. TC 62-221, *Relocation Payment Summary*
2. TC 62-215, *Replacement Housing/Down Payment Assistance Residential Claim*
3. TC 62-213, *Replacement Housing Payment Computation-Tenant*
4. Signed contract to purchase the replacement property or closing statement
5. TC 62-67, *DS&S Inspection Report*
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>MOBILE/MANUFACTURED HOMES</p>
	<p><i>Subject</i></p> <p>General Provisions</p>

POLICY A person displaced from a mobile/manufactured home or mobile/manufactured home site may be eligible for a moving expense payment in accordance [RA-500](#), “Residential Moves,” or [RA-600](#), “Nonresidential Moves.” When a displaced person occupies a mobile/manufactured home as his or her primary residence, he or she is also eligible for a replacement housing payment to the same extent and subject to the same requirements as a person displaced from a conventional dwelling.

DEFINITIONS For purposes of relocation assistance, the following definitions apply:

Acquired Mobile/Manufactured Home—A mobile/manufactured home that is considered to be part of the real property and is valued in the Kentucky Transportation Cabinet’s (KYTC’s) approved appraisal

Mobile Home and Manufactured Home—See [KRS 219.320](#).

Mobile/Manufactured Home Owner—A person who owns a mobile/manufactured home, but does not occupy it as a dwelling

Mobile/Manufactured Home Owner Occupant—A person who owns a mobile/manufactured home and occupies it as his or her primary dwelling

Mobile/Manufactured Home Tenant—A person who rents a mobile/manufactured home and occupies it as his or her primary dwelling

PROOF OF PURCHASE A bill of sale and title shall evidence KYTC’s purchase of a mobile/manufactured home, whether it is acquired as real property or subsequently purchased because it cannot economically be moved. The right-of-way supervisor shall forward the application for title and license receipt to the property management specialist no later than ten working days from the date of execution by the mobile/manufactured home owner.

**PARTIAL ACQUISITION
OF A MOBILE/
MANUFACTURED
HOME PARK**


The Director or Assistant Director of the Division of Right of Way and Utilities, shall determine whether acquisition of a portion of a mobile/manufactured home park leaves a remainder that is not adequate to continue feasible operation of the park. If the Director or Assistant Director of Right-of-Way and Utilities, determines that a mobile/manufactured home located in the remaining part of the property must be moved as a direct result of the project, the occupant of the mobile/manufactured home shall be considered to be a displaced person who is eligible for relocation payments and other assistance under this part.

**COMPARABLE
REPLACEMENT
DWELLING**

If a comparable replacement mobile/manufactured home is not available, the replacement housing payment computation shall be based on the reasonable cost of a conventional comparable replacement dwelling.

The conventional comparable replacement dwelling shall be similar to the subject mobile/manufactured home in size and utility, unless a larger dwelling is necessary to meet decent, safe, and sanitary housing standards.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>MOBILE/MANUFACTURED HOMES</p>
	<p><i>Subject</i></p> <p>Determining Occupancy Status</p>

**CRITERIA FOR
OCCUPANCY STATUS**

The following provisions apply to the determination of a mobile/manufactured home displacee's occupancy status:

- The ownership or tenancy of a mobile/manufactured home (not the land on which the mobile/manufactured home sits) determines the occupant's status as an owner or a tenant for purposes of computing a replacement housing payment.
- The displacee's length of occupancy on the site determines his or her status as a 90-day owner occupant, 90-day tenant occupant, or less than 90-day occupant.
- When a mobile/manufactured home and site are owned by the same person, they are purchased as real property, and the owner occupant is eligible for a replacement housing payment to the same extent and subject to the same requirements as a person displaced from a conventional dwelling.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>COMPUTING REPLACEMENT HOUSING PAYMENTS</p>
	<p><i>Subject</i></p> <p>General Provisions</p>

**COMPUTING
REPLACEMENT
HOUSING PAYMENTS**

To compute a replacement housing payment, the relocation agent must first determine the displacee’s occupancy status as outlined in [RA-1203](#). The ownership of the mobile/manufactured home determines whether the displacee is classified as an owner or a tenant. The replacement housing payment shall be computed based on the displacee’s length of occupancy on the site as outlined in:

- [RA-1203-2](#), “90-Day Mobile/Manufactured Home Owner Occupants”
- [RA-1203-3](#), “90-Day Mobile/Manufactured Home Tenant Occupants”
- [RA-1203-4](#), “Less Than 90-Day Mobile/Manufactured Home Occupants”

If ownership of a non-movable mobile/manufactured home and site differ (for example one is owned and the other is rented), the total replacement housing payment consists of a payment for a dwelling and a payment for a site. Both payments may be combined, as follows:

- If the mobile/manufactured home owner is an occupant of 90 days, the replacement housing payment limit is \$41,200 before it becomes last resort housing.
- If the rental assistance portion of a combined payment to a 90-day owner who is a tenant on the site exceeds \$9,570, the payment is not last resort unless the combined total of the replacement housing payment for the mobile/manufactured home and site exceeds \$41,200.

EXAMPLES

Example 1

A mobile/manufactured home owner who has been a tenant on the site for more than 90 days is offered a replacement housing payment package.

Maximum Purchase Supplement for	
Replacement Mobile/Manufactured Home	\$16,000
Rental Assistance Payment for a Replacement Site	<u>+5,500</u>
Total replacement housing payment	\$21,500

Since the total package is less than \$41,200, this is not a last resort situation.

Assume the displacee purchases a less expensive decent, safe, and sanitary mobile home and rents a more expensive site. Based on actual costs for the replacement mobile/manufactured home and site, the displacee's payment eligibility is \$20,500, as calculated below:

	<u>Maximum Eligibility</u>	<u>Actual Cost</u>	<u>Payment Eligibility</u>
Mobile/Manufactured			
Home	\$16,000	\$15,000	\$15,000
Site	<u>+5,500</u>	<u>+5,750</u>	<u>+5,500</u>
Totals	\$21,500	\$20,750	\$20,500

Example 2

A mobile/manufactured home owner who has been a tenant on the site for more than 90 days is offered a replacement housing payment package.

Maximum Purchase Supplement for	
Replacement Mobile/Manufactured Home	\$32,000
Rental Assistance Payment for a Replacement Site	<u>+10,500</u>
Total replacement housing payment	\$42,500

Since the total package is more than \$41,200, this is a last resort situation, although the purchase supplement portion of the payment does not exceeds \$41,200.


Assume the displacee purchases a conventional decent, safe, and sanitary dwelling. Based on actual costs for the replacement dwelling, the displacee's payment eligibility is \$42,500, as calculated below:

**EXAMPLES
(CONT.)**

	<u>Maximum Eligibility</u>	<u>Actual Cost</u>	<u>Payment Eligibility</u>
Mobile/Manufactured			
Home	\$32,000	\$58,000*	\$32,000
Site	<u>+10,500</u>	<u>+ 0</u>	<u>+10,500</u>
Totals	\$42,500	\$58,000	\$42,500

Note: Since the displacee is an owner and a tenant, he or she must place at least a \$10,500 down payment toward the purchase of the dwelling as detailed in [RA-1004](#) and [RA-1104](#).



 <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>COMPUTING REPLACEMENT HOUSING PAYMENTS</p>
	<p><i>Subject</i></p> <p>90-Day Mobile/Manufactured Home Owner Occupants</p>

ELIGIBILITY CRITERIA An owner occupant displaced from a mobile/manufactured home or site may be eligible for a replacement housing payment not to exceed \$41,200 as outlined in [RA-900](#), “Replacement Housing Payments for 90-Day Owner Occupants,” if:

- The person owns the mobile/manufactured home or the site and has occupied the mobile/manufactured home as his or her primary residence on the displacement site for at least 90 days immediately prior to either of the following:
 - ◆ The initiation of negotiations
 - ◆ The date the relocation agent provides written notice that the owner is being displaced
- The occupant meets the other basic eligibility requirements of [RA-800](#), “Replacement Housing Payments—General”
- The Kentucky Transportation Cabinet (KYTC) acquires the mobile/manufactured home site or acquires or purchases the mobile/manufactured home

**COMPUTING A
REPLACEMENT
HOUSING PAYMENT**

The replacement housing payment for an eligible 90-day owner displaced from a mobile/manufactured home is computed as described in [RA-900](#), “Replacement Housing Payments for 90-Day Owner Occupants” incorporating the following, as applicable:

- When KYTC acquires the mobile/manufactured home as real estate or acquires the owned site, the acquisition cost used to compute the price differential payment is the amount actually paid to the owner to acquire the mobile/manufactured home or site.


**COMPUTING A
REPLACEMENT HOUSING
PAYMENT (CONT.)**

- If a comparable replacement mobile/manufactured home site is not available, the price differential payment shall be computed on the basis of the reasonable cost of a conventional comparable replacement dwelling.

**RENTAL ASSISTANCE
PAYMENT**

If the displacement mobile/manufactured home site is leased or rented, a displaced 90-day owner occupant is eligible for a rental assistance payment computed as described in [RA-907](#). This rental assistance payment may be used to lease a replacement site; may be applied to the purchase price of a replacement site; or may be applied, with any replacement housing payment attributable to the mobile/manufactured home, to the purchase of a replacement mobile/manufactured home or conventional decent, safe, and sanitary dwelling.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>COMPUTING REPLACEMENT HOUSING PAYMENTS</p>
	<p><i>Subject</i></p> <p>90-Day Mobile/Manufactured Home Tenant Occupants</p>

ELIGIBILITY CRITERIA

A displaced tenant of a mobile/manufactured home or site is eligible for a replacement housing payment not to exceed \$9,570 according to **RA-1000**, “Replacement Housing Payments for 90-Day Tenant Occupants,” if:

- The occupant actually occupied the displacement mobile/manufactured home as his or her primary residence on the displacement site for at least 90 days immediately prior to the initiation of negotiations.
- The occupant meets the other basic eligibility requirements of **RA-800**, “Replacement Housing Payments—General.”




 <p>RELOCATION ASSISTANCE</p>	<p><i>Section</i></p> <p>COMPUTING REPLACEMENT HOUSING PAYMENTS</p>
	<p><i>Subject</i></p> <p>Less Than 90-Day Mobile/Manufactured Home Occupants</p>

ELIGIBILITY CRITERIA Less than 90-day occupants are eligible to receive advisory assistance and move cost reimbursement, which will be **paid under last resort housing**.

Owners and tenants who occupy the displacement site for less than 90 days prior to initiation of negotiations, and subsequent occupants, are eligible to receive a replacement housing payment when comparable replacement rental housing exceeds 30% of the displacee's gross household income. Payment shall be computed as outlined in [RA-1100](#), "Replacement Housing Payments for Less Than 90-Day Occupants." Such assistance shall cover a period of 42 months and be **paid under last resort housing**.

Because the rental assistance computation is based on income, the displacee shall provide verification of income, such as pay stubs, signed income tax returns, a statement from the employer or a social service agency, or bank statements.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>LAST RESORT HOUSING</p>
	<p><i>Subject</i></p> <p>Determining Need</p>

GUIDELINES

Last resort housing provisions shall be used when a project cannot proceed on a timely basis because comparable replacement dwellings are not available within statutory limits of \$41,200 for an owner and \$9,570 for a tenant. The Kentucky Transportation Cabinet shall provide additional or alternative assistance under the provisions of [49 CFR 24.404](#) and [600 KAR 3:010](#). Any decision to provide last resort housing assistance shall be adequately justified either:

- On a case-by-case basis, for good cause, which means that appropriate consideration has been given to:
 - ◆ Availability of comparable replacement housing in the project area
 - ◆ Resources available to provide comparable replacement housing
 - ◆ Individual circumstances of the displaced person
- By a determination that:
 - ◆ There is little, if any, comparable replacement housing available to the displaced person within an entire program or project area; and therefore, last resort housing assistance is necessary for the area as a whole
 - ◆ A program or project cannot be advanced to completion in a timely manner without last resort housing assistance
 - ◆ The method selected for providing last resort housing assistance is cost-effective, considering all elements that contribute to total program or project costs

**METHODS OF
PROVIDING COMPARABLE
REPLACEMENT
HOUSING**

KYTC has broad latitude in implementing this subpart, but implementation shall be for reasonable cost, on a case-by-case basis unless an exception to case-by-case analysis is justified for an entire project.

➤ The methods of providing replacement housing of last resort include, but are not limited to:

- ◆ A replacement housing payment in excess of the statutory limits of \$41,200 for an owner and \$9,570 for a tenant

Note: A replacement housing payment under this section may be provided in installments or in a lump sum at KYTC's discretion.

- ◆ Rehabilitation of or additions to an existing replacement dwelling
- ◆ The construction of a new replacement dwelling
- ◆ The provision of a direct loan, which requires regular amortization or deferred repayment

Note: The loan may be unsecured or secured by the real property and may bear interest or be interest-free.

- ◆ The relocation and, if necessary, rehabilitation of a dwelling
- ◆ The purchase of land or a replacement dwelling by KYTC and subsequent sale or lease to, or exchange with, a displaced person
- ◆ The removal of barriers for persons with disabilities


➤ Under special circumstances, consistent with the definition of a comparable replacement dwelling, modified methods of providing replacement housing of last resort permit consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling [see 49 CFR, Appendix A to Part 24, 24.404(c)]. This would include upgraded, but smaller replacement housing that is decent, safe and sanitary, and adequate to accommodate individuals or families displaced from marginal or substandard housing with probable functional obsolescence.

**METHODS OF
PROVIDING COMPARABLE
REPLACEMENT
HOUSING (CONT.)**

In no event, however, shall a displaced person be required to move into a dwelling that is not functionally equivalent in accordance with the definition, “Comparable Replacement Dwelling” in [RA-02](#).

- Under last resort housing provisions, KYTC shall provide rental assistance to a displaced person who did not occupy a displacement dwelling at least 90 days prior to the initiation of negotiations when comparable replacement rental housing is not available at rental rates within the displaced person's financial means. [See 49 CFR 24.2(a)(6)(viii)(C).] Such assistance shall cover a period of 42 months.




 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>LAST RESORT HOUSING</p>
	<p><i>Subject</i></p> <p>Basic Rights of Displacees</p>

PUBLIC LAW 91-646 Under the provisions of Public Law 91-646 (The Uniform Act), as amended, all rights of a displaced person are preserved under the provisions of this procedure.

No person shall be required to move from a displacement dwelling unless comparable replacement housing is available to such person. No person may be deprived of any right the person may have under The Uniform Act or this part.

The Kentucky Transportation Cabinet (KYTC) cannot require any displacee to accept a dwelling provided by KYTC under these procedures in lieu of an acquisition payment or any relocation payment for which the person may otherwise be eligible, unless KYTC and the displacee have entered into a contract to do so.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>LAST RESORT HOUSING</p>
	<p><i>Subject</i></p> <p>Planning Stage</p>

WHEN IS THE PLANNING STAGE?

A project is in the planning or conceptual stage until such time as its location and design concept are approved.

STUDIES & ESTIMATES

Upon request, district relocation staff, contractors, or subagents of the Kentucky Transportation Cabinet (KYTC) provide input regarding social, economic, and environmental effects of proposed projects for preparation of:

- Environmental impact statements
- Environmental assessments
- Categorical exclusions
- Feasibility studies
- Alternative route locations
- Project scoping
- Other assignments

Before the District Right-of-Way Supervisor assigns staff to work on a study or estimate, the Division of Environmental Analysis shall identify a project to which staff can make charges.

PURPOSE OF STUDIES

The purpose of a relocation study is to identify projected relocation impacts on proposed alternates. The depth of a relocation study shall be directly proportional to the scope of relocation impacts. A Conceptual Stage Relocation Report shall be prepared as outlined in [RA-302](#) and include a relocation plan for orderly and humane relocation of persons displaced by a project without creating adverse impacts or costly delays.

**LAST RESORT
HOUSING PLAN**

If a project has a large number of residential displacements, a complete last resort housing plan may be necessary. A last resort housing plan shall identify:


- The number of residential displacements, including the number of tenants, owners, and expected last resort relocations
- Community impacts that may pose an environmental justice issue

As a minimum, a last resort housing plan shall provide proposed remedies to address:

- When the local housing market does not have an adequate inventory to provide comparable replacement housing on a timely basis
- When replacement housing payments in excess of \$41,200 for owners and \$9,570 for tenants will be needed to provide comparable housing on a timely basis
- Inadequate lead time with a discussion of the most efficient and effective way to accomplish project goals, including how much lead time will be required

When KYTC identifies a need to develop additional housing to advance a project, or upon request of the Federal Highway Administration (FHWA), project funds may be used for loans to cover planning and other preliminary expenses to develop such additional housing.



 <p>RIGHT OF WAY</p> <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>LAST RESORT HOUSING</p>
	<p><i>Subject</i></p> <p>Cost-Effective Replacement Housing</p>

POLICY

The use of cost-effective means to provide comparable replacement housing is implied throughout this manual, not just for last resort housing provisions. Last resort provisions permit variations of the usual methods of obtaining comparable replacement dwellings; however, these variations shall not result in an involuntary lowering of housing standards or quality-of-living style for the displacee.

When comparable replacement housing as described in [RA-807](#) is not available to a displacee, such housing may be provided directly or through third parties by:

- Rehabilitation of or additions to an existing replacement dwelling
- Construction of a replacement dwelling with prior approval of the Relocation Branch Manager, or designee, and, on projects with federal aid, the additional prior approval of the Federal Highway Administration (FHWA)

When using last resort housing payments, the file shall be documented to show a thorough search was performed for replacement sites considered suitable for relocation.

Consideration shall be given to the commuting distance the displacee currently travels and proximity to place of employment, schools, medical facilities, and churches.

Other potential neighborhoods considered shall be listed, including any adversities or benefits these might bring the displacee.

METHODS

When comparable replacement housing is not available within statutory limits, the relocation agent shall:

- Contact local, state, federal, charitable, and financial institutions to ascertain what other assistance is available

METHODS (CONT.)


- Carefully document and identify costs associated with all potential solutions explored to resolve the relocation

- Prepare a computation in accordance with procedures outlined in this manual

Note: When last resort housing funds are needed because a computed rental assistance payment exceeds 30% of the gross monthly household income, all income shall be verified and appropriately documented.

The recommended replacement housing payment shall be the most cost effective method meeting relocation requirements and standards.



 RELOCATION ASSISTANCE	<i>Chapter</i> LAST RESORT HOUSING
	<i>Subject</i> Last Resort Housing Payments for 90-Day Owner Occupants


POLICY

If a purchase supplement payment exceeds the \$41,200 maximum, it is a last resort housing payment. When a replacement housing payment exceeds \$41,200 after reimbursement of incidental expenses and/or a mortgage interest differential, it is a last resort housing payment.

A 90-day owner occupant who is eligible for a replacement housing payment may choose to rent a replacement dwelling instead. However, he or she is not eligible to use a rental assistance payment for down payment assistance. The statutory \$9,570 limit does not apply to rent supplement payments to a 90-day owner occupant, but a rental assistance payment cannot exceed the amount he or she could have received for the purchase of a replacement dwelling.

Rental assistance payments to 90-day owner occupants are outlined in [RA-907](#).




 RELOCATION ASSISTANCE	<i>Chapter</i> LAST RESORT HOUSING
	<i>Subject</i> Last Resort Housing Payments for 90-Day Tenant Occupants

POLICY If the rental assistance payment for a 90-day tenant occupant exceeds the \$9,570 statutory maximum, it is a last resort housing payment.

When a rental assistance payment exceeds \$9,570 and the entire amount is not applied to the replacement dwelling or homesite, payment may be made in a lump-sum payment, unless the relocation agent, with approval from the District Right-of-Way Supervisor, determines the payment should be made in three annual installments.



 RELOCATION ASSISTANCE	<i>Chapter</i> LAST RESORT HOUSING
	<i>Subject</i> Last Resort Housing Payments for Less Than 90-Day Occupants


POLICY

All less than 90-day occupants are eligible to receive advisory assistance and move cost reimbursement, which will be paid under last resort housing.

Owners and tenants who occupy the displacement dwelling for less than 90 days prior to initiation of negotiations, and subsequent occupants, are eligible to receive a replacement housing payment when comparable replacement rental housing exceeds 30% of the displacee's gross household income. Payment shall be computed as outlined in [RA-1100](#), "Replacement Housing Payments for Less Than 90-Day Occupants." Such assistance shall cover a period of 42 months and be paid under last resort housing.

Because the rental assistance computation is based on income, the displacee shall provide verification of income, such as pay stubs, signed income tax returns, a statement from the employer or a social service agency, or bank statements.



 <p>RELOCATION ASSISTANCE</p>	<p><i>Chapter</i></p> <p>LAST RESORT HOUSING</p>
	<p><i>Subject</i></p> <p>Removal of Barriers to a Disabled Residential Displacee</p>

POLICY

For a displaced person with a disability, a decent, safe, and sanitary dwelling shall be free of any barriers that would preclude reasonable ingress, egress, or use of the dwelling by such displaced person [49 CFR 24.2(a)(8)(vii) and [RA-02](#), "Glossary"].

Although a decent, safe, and sanitary dwelling shall be free of barriers, the relocation agent is not likely to find three comparable dwellings accessible to a disabled displacee. When an accessible, comparable dwelling is not available, the relocation agent shall compute a replacement housing payment based on comparability standards alone. When making the relocation offer, the relocation agent shall advise the displacee that additional (last resort) funds are available to remove barriers in the dwelling the displacee actually occupies. The landlord must agree to the modifications when a displacee rents a replacement dwelling.

Last resort housing funds are used to modify a replacement dwelling to remove barriers to a person with a disability. This payment is in addition to move and replacement housing payments outlined in this manual.

To qualify for such payment, a displacee’s handicap shall be verified visually, and if necessary by a treating physician, or by medical records.

To be eligible for reimbursement, the displacee must actually incur expenses to remove handicap barriers and the Relocation Branch Manager, or designee, shall determine in advance that the expenses are:

- Reasonable (not excessive or extreme)
- Necessary (essential to the displacee’s ability to occupy the replacement dwelling)

REASONABLE**MODIFICATIONS**

Reasonable modifications might include but are not limited to:

Entrance and Exit Points—When necessary, reasonable modifications to the replacement dwelling to provide two safe entrance and exit points, for example, including 36” doors and ramps to accommodate a person in a wheelchair

Interior Access—When necessary, 36” doors to accommodate a person in a wheelchair

Bathroom Modifications—Grab bars and, when necessary, a raised toilet or zero-clearance shower to accommodate a person in a wheelchair

Vehicle Access—When necessary, a paved loading and unloading pad so a person in a wheelchair can access transport vehicles

**INSPECTION BEFORE
WORK**

The relocation agent shall inspect the replacement site to identify the work needed to accommodate the displacee and take photographs of items and areas requiring modification. The agent shall advise the displacee that the proposed work requires preapproval by the Relocation Branch Manager, or designee.

**APPROVAL OF
PROPOSED WORK**

The Relocation Branch Manager, or designee, shall approve the proposed work before the relocation agent, or consultant, authorizes the displacee to proceed. The agent requests the branch manager’s approval by submitting the following documents in the order listed:

1. A memorandum verifying the displacee’s handicap, identifying and justifying the proposed work, and associated costs
2. [TC 62-229](#), *Before and After Pictures*, with an adequate number of photographs to document the replacement site’s condition before the proposed work
3. An itemized estimate for the proposed work
4. [TC 62-77](#), *Relocation Record of Contacts*

**APPROVAL OF
PROPOSED WORK
(CONT.)**

Upon approval the relocation agent, or consultant, can authorize the displacee to proceed with approved work, explaining that payment will be made after:

- All work is complete
- Photographs are taken of the completed work
- The displacee provides paid receipts documenting actual costs

**INSPECTION AFTER
WORK**

Before delivering payment, the relocation agent, or consultant, shall inspect the replacement site to verify that approved work was completed and take photographs of all modified items and areas.

AMOUNT OF PAYMENT

Payment is based on actual approved expenses supported by paid receipts.

Note: For new construction, handicapped modification costs shall be offset by the cost of standard construction items (such as, the cost of an accessible shower less the cost of a standard shower, the cost of a 36" wide door less the cost of a standard 32" door).

**TO WHOM PAYMENT
IS MADE**

Payment is made to the displacee, unless directed otherwise in writing.

TIME TO FILE A CLAIM

A written claim for payment shall be submitted to the relocation agent within 18 months of the later of:

- The date the displacee moves from real property or moves their personal property from the real property
- The date of final payment for the acquisition of the real property, closing or final judgment date

The 18-month time frame shall be waived for good cause. The displacee shall justify in writing to the right-of-way supervisor the reasons why a waiver is needed. The supervisor shall forward the displacee's request and the supervisor's written recommendation for approval by the Relocation Branch Manager, or designee.

PAYMENT DELIVERY

Payment will be made after all work is complete, photographs are taken of the completed work, and the displacee provides paid receipts documenting actual costs.

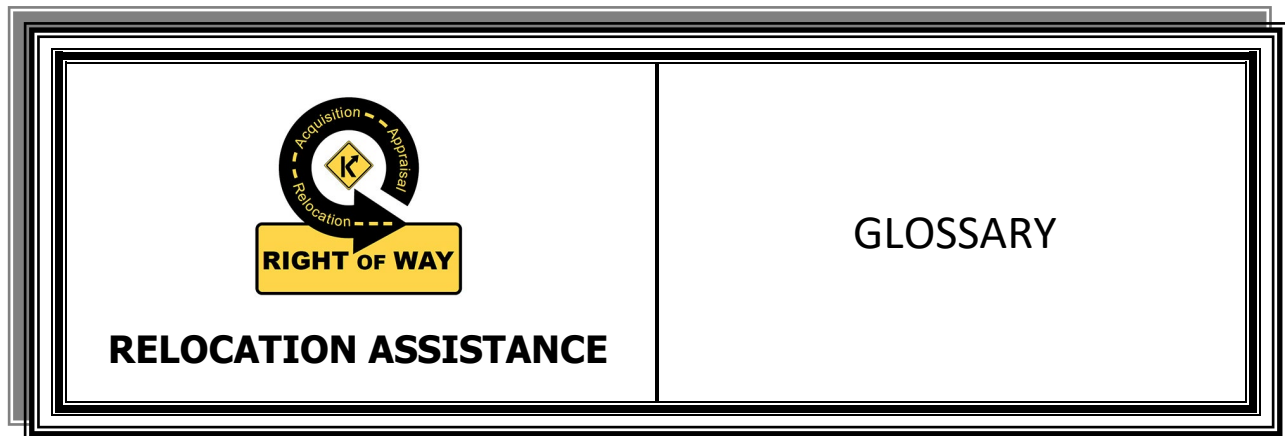
ADVANCED CLAIM An advance claim can be submitted based on an estimate, but the displacee shall provide paid receipts documenting actual costs before payment is released.

CLAIM PACKAGE A claim for payment shall include the following documents in the order listed:

1. TC 62-221, *Relocation Payment Summary*
2. Approved memorandum verifying the displacee's handicap, identifying and justifying the proposed work, and associated costs
3. TC 62-215, *Replacement Housing/Down Payment Assistance Residential Claim*, page 1
4. Bills, receipts, and cancelled checks, and, when appropriate, a spreadsheet reflecting each expense
5. TC 62-229, *Before and After Pictures*, with an adequate number of photographs to document the replacement site's condition before and after the proposed work
6. TC 62-77, *Relocation Record of Contacts*

Note: Division of Right of Way and Utilities forms may be accessed online at the [KYTC Forms Library \(TC-62\)](#).





ACQUIRED	Legal possession, which occurs at closing in negotiated settlements or the date of deposit of the Commissioner’s award in litigated cases
ACQUISITION STAGE RELOCATION REPORT	To compile this report, the relocation agent identifies a project’s relocation impacts, interviews all displacees to ascertain their needs, and develops a plan for orderly relocations. The District Right-of-Way Supervisor provides this report to the Relocation Branch Manager promptly after authorization of right-of-way acquisition.
ADVERSE EFFECTS	<p>The totality of significant individual or reasonably foreseeable human health or environmental effects, including interrelated social and economic effects, which may include but are not limited to:</p> <ul style="list-style-type: none"> ➤ Destruction or disruption of community cohesion or a community’s economic vitality ➤ Destruction or disruption of the availability of public and private facilities and services ➤ Displacement of a significant number of persons, businesses, farms, or nonprofit organizations ➤ Exclusion or separation of minority or low-income individuals within a given community or from the broader community ➤ The denial of, reduction in, or significant delay in the receipt of benefits of FHWA programs, policies, or activities
AGENCY	<p>The federal agency, state, state agency, or person that acquires real property or displaces a person</p> <ul style="list-style-type: none"> ➤ Acquiring Agency—The state agency, as defined below, that has the authority to acquire property by eminent domain under state law and a state agency or person that does not have such authority.

AGENCY (CONT.)

- **Displacing Agency**—The federal agency carrying out a program or project, and any state, state agency, or person carrying out a program or project with federal financial assistance, that causes a person to be a displaced person.
- **Federal Agency**—Any department, agency, or instrumentality in the executive branch of the government, any wholly owned government corporation, and any person who has the authority to acquire property by eminent domain under federal law.
- **State Agency**—Any department, agency, or instrumentality of the Commonwealth of Kentucky or of a political subdivision of the Commonwealth of Kentucky and any person who has the authority to acquire property by eminent domain under state law

**ALIEN NOT LAWFULLY
PRESENT IN THE
UNITED STATES**

An alien who is not “lawfully present” in the United States as defined in 8 CFR 103.12

APPRAISAL

A written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information

APPURTENANCE

Something that has been added or appended to a property, the title of which typically passes when the real property is transferred

BUILDABLE LOT

A lot typical in size for residential use in the immediate community

BUSINESS

Any lawful activity, except a farm operation, that is conducted (for any of the following):

- Primarily for the purchase, sale, lease or rental of personal or real property, or for the manufacture, processing, or marketing of products, commodities, or any other personal property
- Primarily for the sale of services to the public
- Primarily for outdoor advertising display purposes
- By a nonprofit organization that has established its nonprofit status under applicable federal or Commonwealth of Kentucky law

CARVE-OUT	Method used for adjusting an atypical subject property acquisition to a typical home site in order to compute replacement-housing benefits
CITIZEN	Includes both citizens of the United States and noncitizen nationals
CERTIFIED INVENTORY	A list and/or pictures of personal property to be moved by a displacee that is prepared before the move and attested to by the displacee
CFR	Code of Federal Regulations (https://www.ecfr.gov/)
COMPARABLE REPLACEMENT DWELLING	<p>A dwelling that is:</p> <ul style="list-style-type: none"> ➤ Decent, safe, and sanitary as defined (see definition for a Decent, Safe, & Sanitary Dwelling) ➤ Functionally equivalent to the displacement dwelling <p>Functionally Equivalent: The dwelling performs a similar function and provides similar utility. While it need not possess every feature of the acquired dwelling, the principal features shall be present.</p> <ul style="list-style-type: none"> ➤ Adequate in size to accommodate the occupants ➤ In an area not subject to unreasonable adverse environmental conditions ➤ In an area not generally less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities and reasonably accessible to the person's employment ➤ On a lot typical in size for residential development with normal site improvements <p>Note: The site need not include special improvements such as outbuildings, swimming pools, or greenhouses.</p> <ul style="list-style-type: none"> ➤ Currently available to the displaced person on the private market <p>Example: A comparable replacement dwelling for a person receiving government housing assistance before displacement may reflect similar government housing assistance.</p>

**COMPARABLE
REPLACEMENT
DWELLING (CONT.)**

- Within the financial means of the displaced person, as follows:

Note: “RA” references are found in this *Relocation Assistance Guidance Manual*. See [RA-01](#), “Table of Contents,” for links to specific sections listed below.

- ◆ A replacement dwelling purchased by a 90-day owner-occupant is within the owner’s financial means if the owner will receive the full price differential as described in [RA-904](#), all increased mortgage interest cost as described in [RA-905](#), all incidental expenses as described in [RA-906](#), plus any additional amount required to be paid in [RA-1300](#).
- ◆ A replacement dwelling rented by an eligible displaced person is within his or her financial means if, after receiving rental assistance, the person’s new monthly rent and estimated average monthly utility costs do not exceed the person’s base monthly rental as described in [RA-907](#) or [RA-1003](#).
- ◆ For a tenant or owner-occupant of less than 90 days (including a subsequent occupant) who is not eligible to receive a replacement housing payment because of failure to meet the length of occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if the Kentucky Transportation Cabinet (KYTC) pays that portion of the monthly housing costs of a replacement dwelling that exceed the person's base monthly rent for the displacement dwelling as described in [RA-1103](#), “Rental Assistance Payment.” Such rental assistance shall be paid under [RA-1300](#), “Last Resort Housing.”

**CONCEPTUAL STAGE
RELOCATION REPORT**

A report used in determining the final location of a project and included in the socioeconomic base studies of the National Environmental Policies Act (NEPA) document for a transportation project

**CONTRIBUTES
MATERIALLY**

During the two taxable years prior to the taxable year in which the displacement occurs, a business or farm operation (if any of the following apply):

- Had average annual gross receipts of at least \$5,000
- Had average annual net earnings of at least \$1,000

CONTRIBUTES**MATERIALLY (CONT.)**

- Contributed at least 33 1/3 percent of the owner's or operator's average annual gross income from all sources

Note: If these two years are not representative, a different period of time may be used when the Relocation Branch Manager, or designee, determines it to be more equitable.

DATE OF**DISPLACEMENT**

The date a displaced person moves or the date a comparable replacement dwelling is made available, whichever is later

Exception: When a person is required to relocate for a temporary period as described in [RA-807](#), "Comparable Replacement Housing," the date the displacee moves from the temporary dwelling is the date of displacement.

**DECENT, SAFE, &
SANITARY (DS&S)
DWELLING**

A dwelling that meets local housing and occupancy codes including, at a minimum, the following standards:

- Be structurally sound, weather tight, and in good repair
- Contain a safe electrical wiring system adequate for lighting and other electrical devices
- Have a heating system capable of sustaining a temperature of approximately 70 degrees Fahrenheit
- Be adequate in size with respect to the number of rooms and living space area needed to accommodate the displaced person
- Contain the number of bedrooms at the replacement dwelling equal to that of the acquired dwelling, unless more are needed to meet the following requirements:
 - ◆ Children of the opposite sex under age six may occupy the same bedroom.
 - ◆ One child under age two may occupy the parents' bedroom.
 - ◆ Except for husbands and wives and couples living together by mutual consent, adult persons of the opposite sex shall not be required to occupy the same bedroom, nor children of the opposite sex over the age of six.

**DECENT, SAFE, &
SANITARY (DS&S)
DWELLING (CONT.)**

- Have a separate, well-lighted, and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system
- For a housekeeping dwelling, have a kitchen area that contains a fully usable sink properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator
- Contain unobstructed egress to safe, open space at ground level
- For a displaced person with a disability, be free of any barriers that would preclude reasonable ingress, egress, or use of the dwelling by such displaced person

DENSITY

The number of units in a multifamily dwelling or structure

DIRECTOR

Unless otherwise specified, the Director of the Division of Right of Way and Utilities for the Kentucky Transportation Cabinet (KYTC)

DISPLACED PERSON

Except as provided below in “Persons Not Displaced,” any person who moves from the real property or moves his or her personal property from the real property (including a person who occupies the real property prior to its acquisition but who does not meet the length-of-occupancy requirements of The Uniform Act as described in 49 CFR 24.401(a) and 49 CFR 24.402(a), in [RA-901](#), “Occupancy Requirements,” and in [RA-1001](#), “Occupancy Requirements.”):

- As a direct result of a written notice of intent to acquire [see 49 CFR 24.203(d) and [RA-405](#)] or the initiation of negotiations for (or the acquisition of) such real property in whole or in part for a project
- As a direct result of rehabilitation or demolition for a project
- As a direct result of a written notice of intent to acquire, or the acquisition, rehabilitation, or demolition of, in whole or in part, other real property on which the person conducts a business or farm operation for a project

DISPLACED PERSON**(CONT.)**

Note: Eligibility for such person under this paragraph applies only for purposes of obtaining relocation assistance advisory services under 49 CFR 24.205(c) and moving expenses under 49 CFR 24.301, 49 CFR 24.302, or 49 CFR 24.303. See <https://www.ecfr.gov/>

DISPLACEE

A displaced person, including a partnership, corporation, or association, as well as an individual or family

DISPLACEMENT**DWELLING**

The dwelling from which a person is displaced for a project

DOWN-PAYMENT**ASSISTANCE**

The eligible amount (derived from the tenant replacement housing computation) all of which is required to be applied toward the purchase of (down payment and/or closing costs) a decent, safe, and sanitary replacement dwelling

DWELLING

The place of permanent or customary or usual residence of a person, according to local custom or law, including a single-family house; a single-family unit in a two-family, multifamily, or multipurpose property; a unit of a condominium or cooperative housing project; a nonhousekeeping unit; a mobile home; or any other residential unit

DWELLING SITE

A land area that is typical in size for similar dwellings located in the same neighborhood or rural area [49 CFR, Appendix A to Part 24, Section 24.2(a)(11)] See <https://www.ecfr.gov/>

ECONOMIC RENT

See "Market Rent" below

FHWA

Federal Highway Administration (<https://highways.dot.gov/>)

FAMILY

Two or more individuals living together in the displacement dwelling, including persons related by blood, adoption, marriage, or legal guardianship and those not related by blood or legal ties but who live together by mutual consent

FARM OPERATION

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

FEDERAL FINANCIAL

ASSISTANCE A grant, loan, or contribution provided by the United States, except any federal guarantee or insurance and any interest reduction payment to an individual in connection with the purchase and occupancy of a residence by that individual

FIXED PAYMENT A payment to a displaced business, farm, or nonprofit organization in lieu of actual moving and related expenses and actual reasonable reestablishment expenses (see “In Lieu of Payment” below and [RA-617](#))

FIXED-RATE**RESIDENTIAL**

MOVING PAYMENT A payment to a person displaced from a residence based on room count and fixed-rate schedule

FUNCTIONALLY**EQUIVALENT**

A dwelling that performs the same function, provides the same utility, and is capable of contributing to a comparable style of living

Note: While it need not possess every feature of the acquired dwelling, the principal features shall be present.

GROSS MONTHLY**INCOME**

All of the earned income of the individual or family before taxes; in addition to salaries and wages, all amounts, whether in cash or in kind, paid or given to the displacee, including Social Security, Supplemental Social Security Income, alimony, child support, and other assistance paid on a continuing basis

HOME SITE

The real property and all residentially used improvements (such as dwelling, special land improvements, garages, outbuildings)

HOUSEHOLD INCOME

Total gross income received for a 12-month period from all sources (earned and unearned) including but not limited to wages, salary, child support, alimony, unemployment benefits, workers’ compensation, Social Security, or the net income from a business; and does not include income received or earned by dependent children and full-time students under 18 years of age, food stamps, or other federally mandated exclusions. See www.fhwa.dot.gov/real_estate/uniform_act/relocation/exclusions.cfm.

HUD

Department of Housing and Urban Development (www.hud.gov)

ILLEGAL ALIEN

See “Alien Not Lawfully Present in the United States”

INITIATION OF NEGOTIATIONS	<p>The delivery of the initial written offer of just compensation by the Kentucky Transportation Cabinet (KYTC) to the owner or the owner’s representative to purchase the real property for the project</p> <p>Note: If KYTC issues a notice of intent to acquire the property and the person moves after that notice but before delivery of the initial written purchase offer, the initiation of negotiations means the actual move of the person from the property.</p>
IN LIEU OF PAYMENT	<p>A payment to a displaced business, farm, or nonprofit organization in lieu of actual moving and related expenses and actual reasonable reestablishment expenses (see “Fixed Payment” above and RA-617)</p>
LEAD AGENCY	<p>The Kentucky Transportation Cabinet (KYTC) acting through the Federal Highway Administration</p>
LICENSES, PERMITS, & CERTIFICATIONS	<p>A fee required to be paid periodically to legally occupy a property or operate a business and is renewable and valid only for a specific period of time</p>
LOW INCOME	<p>Monthly gross household income that is classified as “low income” by the U.S. Department of Housing and Urban Development (HUD), which are updated annually and are available on FHWA’s web site at www.fhwa.dot.gov/real_estate/policy_guidance/low_income_calculations/index.cfm</p>
MAJOR EXTERIOR ATTRIBUTE	<p>A major exterior improvement that contributes substantially to a property’s value (such as a detached garage, swimming pool, tennis court, shed)</p>
MARKET RENT	<p>The replacement housing evaluator’s determination of the reasonable rental rate of a dwelling or other property if it were available for rent</p>
MINORITY POPULATION	<p>Any readily identifiable groups of minority persons who live in geographic proximity and, if circumstances warrant, geographically dispersed/transient persons who will be similarly affected by a proposed project</p>
MOBILE HOME	<p>Manufactured homes and recreational vehicles used as residences [49 CFR, Appendix A to Part 24, Section 24.2(a)(17)] See also KRS 219.320, Definitions for KRS 219.330 to 219.410.</p>

MORTGAGE	Such classes of liens as are commonly given to secure advances on, or the unpaid purchase price of, real property, under the laws of the Commonwealth of Kentucky, together with the credit instruments, if any, secured by the property
NEPA	The <i>National Environmental Policies Act of 1969</i> , as amended, that requires all environmental and relocation impacts be identified on any proposed federal action
NONPROFIT ORGANIZATION	An organization duly registered with the Kentucky Secretary of State as a “Corporation Not for Profit” and exempt from paying federal income taxes under Section 501 of the Internal Revenue Code (26 USC 501). See https://uscode.house.gov/
NOTICES	<p>Multiple types of notifications issued by the Kentucky Transportation Cabinet (KYTC), including:</p> <p>Note: All notices shall be written in plain, understandable language; be provided with appropriate translation and understanding to those unable to read or understand; indicate the name and telephone number of the person to be contacted for additional information; and be delivered by personal delivery or certified first-class mail, return receipt requested.</p> <ul style="list-style-type: none">➤ The General Information Notice informs of possible displacement, payment provisions, advisory services, required notices, availability of one comparable, and the right of appeal. The notice is delivered prior to the initiation of negotiations and is included in the <i>Relocation Assistance Brochure</i>.➤ The 90-Day Notice is a written notice furnished to the displacee explaining that he or she will not be required to move for at least 90 days from the receipt of this notice.➤ The 30-Day Notice is a written notice furnished to the displacee informing him or her of the date by which he or she will be required to move from the acquired site.➤ The Notice of Intent to Acquire is a written notice furnished to a person to be displaced that establishes eligibility for relocation benefits prior to initiation of negotiations.➤ The Notice of Denial of Claim is a written notice furnished to the displacee giving the reason the claim is being denied, the amount being disallowed, and the appeals process available. This notice is issued promptly after denial of a claim.

NOTICES (CONT.)

- The **Notification of Determination on Appeal** is a written notice furnished to the displacee giving the findings of the appeal review and explaining further avenues available for review and litigation. This notice is issued promptly after a decision is rendered by the Kentucky Transportation Cabinet Secretary.

OCCUPANT

A displacee, further defined as:

- **Less-Than-90-Day Occupant**—A displaced person who occupies the dwelling to be acquired:

- ◆ For less than 90 days prior to the initiation of negotiations
- ◆ After negotiations are initiated for the property

Relocation benefits to less-than-90-day occupants shall be handled as outlined in [RA-1100](#), “Replacement Housing Payments for Less Than 90-Day Occupants.”

- **90-Day Tenant Occupant**—A displaced person who occupies the dwelling to be acquired at the initiation of negotiations, and:

- ◆ Occupies the dwelling to be acquired at the initiation of negotiations
- ◆ Has occupied the dwelling for at least 90 days immediately prior to the initiation of negotiations

Persons in this category are eligible for either a rental assistance payment or a down-payment supplement.

- **90-Day Owner Occupant**—A displaced homeowner who:

- ◆ Occupies the dwelling to be acquired at the initiation of negotiations
- ◆ Has occupied the dwelling for at least the 90 days immediately prior to the initiation of negotiations

Persons in this category are eligible for either a purchase supplement or a rental assistance payment but are not eligible to receive a down-payment supplement.

**OWNER OF A
DWELLING**

A person is considered to have met the requirement to own a dwelling if the person purchases or holds any of the following interests in real property:

- Fee title; a life estate; a land contract; a 99-year lease; or a lease including any options for extension with at least 50 years to run from the date of acquisition
- An interest in a cooperative housing project that includes the right to occupy a dwelling
- A contract to purchase any of the interest or estates previously described above
- Any other interest, including a partial interest that in the judgment of the director, or designee, warrants consideration as ownership

PERSON

Any individual, family, partnership, corporation, or association

PERSONAL PROPERTY

Generally, moveable items that are not permanently affixed to the real estate (with some exceptions, items that can be removed without serious injury either to the real estate or to the items themselves)

**PERSONS NOT
DISPLACED**

The following is a nonexclusive listing of persons who do not qualify as displaced persons:

- A person who moves before the initiation of negotiations, unless the director, or designee, determines that the person was displaced as a direct result of the program or project
- A person who initially enters into occupancy of the property after its acquisition for the project
- A person who has occupied the property for the purpose of obtaining assistance under The Uniform Act
- A person who is not required to relocate permanently as a direct result of a project, whose status as such shall be determined by the director, or designee, in accordance with any guidelines established by the federal agency funding the project [49 CFR, Appendix A to Part 24, Section 24.2(a)(9)(ii)(D)] See <https://www.ecfr.gov/>

**PERSONS NOT
DISPLACED (CONT.)**

- An owner-occupant who moves as a result of an acquisition of real property as described in 49 CFR 24.101(a)(2) or 24.101(b)(1) or (2), or as a result of the rehabilitation or demolition of the real property (See <https://www.ecfr.gov/>)

Note: The displacement of a tenant as a direct result of any acquisition, rehabilitation, or demolition for a federal or federally-assisted project is a displaced person.

- A person who the director, or designee, determines is not displaced as a direct result of a partial acquisition
- A person who, after receiving a notice of relocation eligibility [described at 49 CFR 24.203(b)], is notified in writing that he or she will not be displaced for a project (See <https://www.ecfr.gov/>)

Note: Such notice shall not be issued unless the person has not moved and the director, or designee, agrees to reimburse the person for any expenses incurred to satisfy any binding contractual relocation obligation entered into after the effective date of the notice of relocation eligibility.

- An owner-occupant who voluntarily conveys his or her property, as described at 49 CFR 24.101(a)(2) or 24.101(b)(1) or (2), after being informed in writing that, if a mutually satisfactory agreement on terms of the conveyance cannot be reached, the Cabinet will not acquire the property (See <https://www.ecfr.gov/>)

Note: In such cases, however, any resulting displacement of a tenant is subject to the regulations in this part.

- A person who retains the right of use and occupancy of the real property for life following its acquisition by the agency
- An owner who retains the right of use and occupancy of the real property for a fixed term after its acquisition by the Department of the Interior under Pub. L. 93–477, “Appropriations for National Park System,” or Pub. L. 93–303, “Land and Water Conservation Fund,” except that such owner remains a displaced person for purposes of subpart D of this part

**PERSONS NOT
DISPLACED (CONT.)**

- A person who is determined to be in unlawful occupancy prior to the initiation of negotiations, or a person who has been evicted for cause, under applicable law, as provided for in 49 CFR 24.206 (See <https://www.ecfr.gov/>)
- A person who is not lawfully in the United States and who has been determined to be ineligible for relocation assistance in accordance with 49 CFR 24.208 (See <https://www.ecfr.gov/>)
- Tenants required to move as a result of the sale of their dwelling to a person using down payment assistance provided under the American Dream Down payment Initiative (ADDI) authorized by section 102 of the American Dream Down payment Act (Pub. L. 108–186; codified at 42 USC. 12821) See <https://uscode.house.gov/>.

PRICE DIFFERENTIAL See “Purchase Supplement” below

PROGRAM OR PROJECT Any activity or series of activities undertaken by a federal agency or with federal financial assistance received or anticipated in any phase of an undertaking in accordance with the federal funding agency guidelines

PROJECT MANAGER A contractor assigned by the Kentucky Transportation Cabinet (KYTC) to manage a project on behalf of the district right-of-way supervisor and who functions as a district right-of-way supervisor, except that calculations of all payments, replacement housing computations, move estimates, requests for alternate procedure and storage also require the supervisor’s approval

A project manager shall be assigned no duties that will interfere with his or her ability to properly manage an assigned project.

**PURCHASE
SUPPLEMENT**

The amount, if any, that, when added to the acquisition price, equals the selling price of a comparable dwelling, the lesser of the amount a displacee actually spends for a decent, safe, and sanitary replacement dwelling, as described in **RA-904**, “Purchase Supplement Payment”

RELOCATEE Displacee

**RELOCATION
ASSISTANCE**

Any advisory or financial aid to assist in reestablishing persons displaced by a public program

RELOCATION AGENT	<p>A right-of-way agent or other department representative assigned by the district right-of-way supervisor to provide relocation assistance to displaced persons</p> <p>Note: A relocation agent may be assigned land acquisition and/or property management responsibilities or may be assigned to work only as a relocation agent. "Relocation agent" is a functional, rather than generic, classification.</p>
RELOCATION SPECIALIST	<p>A relocation agent to whom Central Office has delegated authority to provide Central Office review and approval of relocation documents, who may be assigned to assist the Relocation Branch Manager.</p> <p>Note: "Relocation Specialist" is a functional, rather than generic, classification.</p>
RENTAL ASSISTANCE	<p>The amount, if any, that, when added to the rent and utilities of the subject rental dwelling, equals the rent and utilities of the replacement rental dwelling, the amount a displacee actually spends for a decent, safe, and sanitary replacement dwelling.</p>
REPLACEMENT HOUSING OF LAST RESORT	<p>Replacement housing payments that exceed statutory limits (\$41,200 for owners and \$9,570 for tenants)</p>
REPLACEMENT HOUSING PAYMENT (RHP)	<p>Any of several types of payments to qualifying displaced persons, including the purchase supplement, increased interest cost payment, incidental expenses, rent supplement payment, and down-payment assistance</p>
SALVAGE VALUE	<p>The probable sale price of an item offered for sale to knowledgeable buyers with the requirement that it be removed from the property at the buyer's expense (that is, not eligible for relocation assistance) and includes items for re-use as well as items with components that can be re-used or recycled when there is no reasonable prospect for sale except on this basis</p>
SMALL BUSINESS	<p>A business operating lawfully with no more than 500 employees working at the site being acquired or displaced by a program or project, which site is the location of economic activity</p> <p>Note: Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business reestablishment benefit outlined in RA-616.</p>

SUBSEQUENT**OCCUPANT**

A person who does not occupy the property at the initiation of negotiations but who is in occupancy at the time the property is acquired and subsequently moves from the real property

Note: Payments for subsequent occupants are outlined in [RA-1100](#), “Replacement Housing Payments for Less Than 90-Day Occupants.”

SUBSTITUTE**PERSONAL PROPERTY**

A personal property item, used as a part of a business or farm operation, purchased to replace an item with a comparable function that was not moved from the acquired site to the replacement site (see [RA-606](#), “Purchase of Substitute Personal Property” for valuation)

TC FORMS

[Kentucky Transportation Cabinet Forms](#); Division of Right of Way and Utilities forms are located under [TC-62](#).

TENANT

A person who has the lawful temporary use and occupancy of real property owned by another

TYPICAL HOME SITE**DETERMINATION**

Identification of the portion of a tract of land that is typically used for residential purposes in the area

Note: If an area is not identified as a home site in the appraisal, the replacement housing evaluator may identify a typical home site, or may request the review appraiser to make the determination.

UNECONOMIC**REMNANT**

A parcel of real property in which the owner is left with an interest after the partial acquisition of the owner’s property and that the review appraiser determines has little or no value or utility to the owner

UNIFORM ACT

The *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, (Public Law 91-646, 84 Stat. 1894; 42 USC 4601 *et seq.*), and amendments thereto (See <https://uscode.house.gov/>)

UNLAWFUL**OCCUPANT**

A person who occupies without property right, title, or payment of rent or a person legally evicted, with no legal rights to occupy a property under laws of the Commonwealth of Kentucky

Note: The Kentucky Transportation Cabinet (KYTC), at its discretion, may consider such person to be in lawful occupancy.

UTILITY COSTS	Expenses for electricity, gas, other heating and cooking fuels, water, or sewer
UTILITY FACILITY	Any publicly, privately, or cooperatively owned facility that includes any electric, gas, water, steam power, or materials transmission or distribution system; any transportation system; any communications system, including cable television; and any fixtures, equipment, or other property associated with the operation, maintenance, or repair of any such system
UTILITY RELOCATION	<p>The adjustment of a utility facility required by the program or project undertaken by the displacing agency and includes:</p> <ul style="list-style-type: none">➤ Removing and reinstalling the facility, including necessary temporary facilities➤ Acquiring necessary right of way on a new location➤ Moving, rearranging or changing the type of existing facilities➤ Taking any necessary safety and protective measures➤ Constructing a replacement facility that has the functional equivalency of the existing facility and is necessary for the continued operation of the utility service, the project economy, or sequence of project construction
USC	United States Code (https://uscode.house.gov/)
WAIVER VALUATION	The valuation process used and the product produced when the Kentucky Transportation Cabinet (KYTC) determines that an appraisal is not required, pursuant to 49 CFR 24.102(c)(2) appraisal waiver provisions (See https://www.ecfr.gov/)

