

## **3 TYPES OF LAND ACQUISITION**

### **FEE SIMPLE ACQUISITION –**

or the acquisition of all rights and interest of real property (i.e. right-of-way)

### **PERMANENT EASEMENTS –**

where underlying ownership is retained by the property owner, but access is permanently allowed during and after construction for maintenance of facilities such as drainage structures.

### **TEMPORARY EASEMENTS –**

where underlying ownership is retained by the property owner but access is temporarily allowed only during construction for items such as grading work, driveway construction, and other minor improvements.

Land acquisition is required for this project from a total of **8 properties**. It includes Fee Simple acquisition of **0.032 acres from 2 properties** and Temporary Easement of **0.047 acres from 6 properties**. The land acquisition process will follow the Federal Uniform Relocation Assistance and Real Property Acquisition Act. The City can begin the land acquisition process for the project after the completion of the Phase I Preliminary Engineering and Environmental Study.

## **LAND ACQUISITION PROCESS**

The land acquisition process involves the following steps:

1. The ownership of the property is confirmed;
2. A plat of survey drawing is prepared to show the dimensions and amount of property that is being acquired;
3. An independent appraisal is made to determine the fair market value of the property to be acquired;
4. Negotiations begin with an offer to acquire the necessary property at the appraised value;
5. If a settlement cannot be reached, the matter is referred to the courts for acquisition under the law of eminent domain, in which property owners are compensated fair market value for the acquired property.

