

## UNDERSTANDING THE PROPERTY ACQUISITION PROCESS



## FAQ

**What is Right-of-Way?** Publicly owned land on which highways and local roads are built. The amount of land needed depends on the type of road that will be built or improved.

**Should I hire a real estate agent?** A real estate agent can be very helpful assisting you in finding a replacement home if your current home is being fully purchased by the project. Please note, UDOT cannot pay real estate agent commissions for negotiating with UDOT on the behalf of the property owner.

**Do I have rights as a property owner or tenant?** All persons impacted by UDOT's projects have rights. Please visit the State of Utah Office of Property Rights Ombudsman website to read about these rights <https://propertyrights.utah.gov>.

**As the property owner, do I have the right to negotiate UDOT's offer?** Yes. An agent will be assigned to help you through the acquisition process with whom you may negotiate. During negotiations you have the opportunity to ask questions and voice your concerns. All questions and concerns will be addressed.

**Will I be compensated to repair any items impacted by the project?** Yes. Any items impacted in a temporary construction easement area will either be fixed by the project contractor or you will receive compensation called "Cost to Cure" to fix impacted items upon completion of construction. Cost to Cure items include but not limited to: landscaping, irrigation, fencing, sign relocation (business).

**When will UDOT provide compensation for my property?** You will receive compensation for the property and/or easement purchased along with any applicable cost to cure items upon completion of negotiations and execution of a real estate purchase contract. It typically takes a few weeks from the time you execute the contract to receive funds.

**How quickly must I vacate my property once UDOT has made an offer?** Property owners or tenants cannot be required to vacate the premise for a minimum of 90 days after being presented with their offer to purchase (property owner) and, if applicable, their Notice of Eligibility (displaced person – owner or tenant) for relocation benefits. Be sure and discuss any special needs with the acquisition/relocation agent.

### DO

If you suspect your property is being impacted, **do**:

- Contact the project team to discuss the project timeline and potential impacts to your property at 385-383-6576.
- Wait to be contacted by an agent prior to purchasing a new home or moving anything out of your home or business. Relocation benefits will be made available to help you through this process. Waiting until an agent contacts you ensures that any relocation benefits you qualify for remain available to you to claim.

### DON'T

To avoid a reduction or loss of property acquisition benefits, **don't**:

- Move any items out of your home or business or purchase a new home prior to receiving your Offer to Purchase and your Notice of Eligibility for relocation benefits.

As the Utah Department of Transportation (UDOT) works to build and maintain the State's transportation system, it is occasionally necessary to acquire land from private property owners. Our acquisition and relocation team is here to protect you and your rights in this process. We want you involved every step of the way!

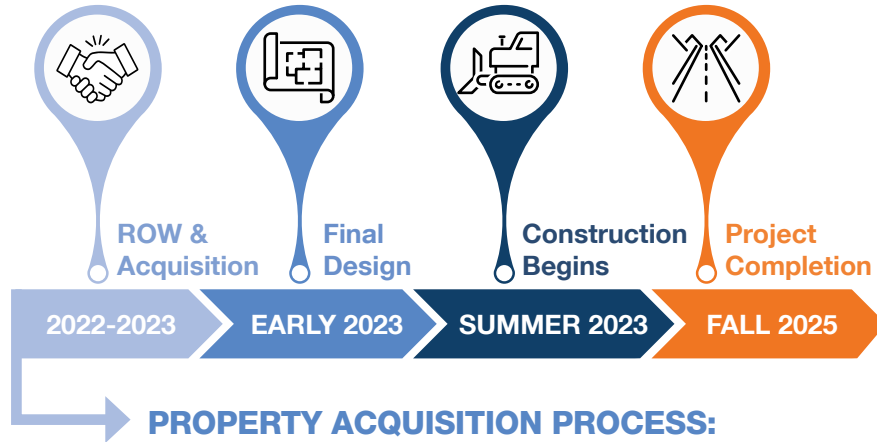
### PROJECT OVERVIEW:

The I-15 5600 South project is a corridor widening and interchange reconstruction project within the cities of Roy and Riverdale, Weber County, UT. The project will reduce congestion and delays on 5600 South (SR-97) from I-15 to 3500 West (SR-108).

The Project will Include:

- A new interchange
- Road widening
- Intersection improvements
- Local connectivity
- Trail system
- Utility upgrades
- Improved drainage
- Right-of-way acquisition

### ANTICIPATED PROJECT TIMELINE:



### PROPERTY ACQUISITION PROCESS:

#### Determine if you are impacted by the project

1. Property has been identified as **no impacts**; no further action is necessary.
2. Property has been identified as a **partial acquisition**; only a portion of the property is needed for the project.
3. Property has been identified as a **full acquisition**; the entire property is needed for the project and would be eligible for relocation benefits.

#### NOTIFICATION (BEGINS JULY 2022)

- Appraisal and Review
- Negotiation
- Acquisition
- Relocation
- Construction

To determine the value of your property, UDOT hires an unbiased independent appraiser. Fair market value is determined by recent sales of similar properties in the area.



## QUESTIONS?

Please contact the 5600 South project team for further assistance.

Phone: 385-383-6576

Email: [5600south@utah.gov](mailto:5600south@utah.gov)

Website: <https://publicinput.com/5600south>

*We pledge to treat you fairly and become your partner and advisor throughout this process.*

Every property and property owner's situation is unique...