

Updated Land Acquisition Guidance

Please note that our processes regarding appraisals for Land Acquisition have been updated to ensure that we are meeting all Federal and State requirements. Please follow these requirements effective immediately for all land acquisition projects that have not yet been submitted for review. If your chosen appraiser is not on the NCDOT approved list, they may contact Right of Way for such approval to be the general appraiser, but not as a review appraiser. For those that are in review, or have been previously purchased with intention of reimbursement, please contact your APM with a list of the pending property for further direction.

NCDOT/NCDOA Requirements for Appraisal Review of proposed Aviation land acquisition:

1. All appraisers must be on NCDOT Approved Appraiser List.
2. All appraisals must conform, (content and format), to most recent approved NCDOT ROW Manual (Chapter 5) and most recent approved NCDOT Real Estate Appraisal Standards and Legal Principles. (see NCDOT website for online version(s))
3. All appraisals must comply with USPAP and Uniform Act.
4. Review appraisals **must be assigned by Area Appraiser and** performed by NCDOT Approved Review Appraiser(s), please contact Lane Jones for recommended NCDOT Approved Appraiser(s) at ljones49@ncdot.gov or 919-707-4388
5. All appraisals need to be “Before” and “After” reports.
6. Aviation appraisals will also include the following:
49 CFR 24.103(b) Influence of the project on just compensation. The appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. (See appendix A, §24.103(b).)
7. Two appraisals required for any property with an **acquisition total (difference between before and after)** at or over \$1,000,000.
8. Two appraisals required if acquisition of property will cause damages over \$250,000. Damage is based on market data.
9. One appraisal required for parcel less than \$1,000,000.
10. Once complete, airports will send appraisals to NCDOA for Fair Market Value confirmation with review appraisals.
11. NCDOA is paying for review services provided by NCDOT Right-of-Way. To expedite concurrence of Fair Market Value please contact your APM when you begin appraisals. NCDOA must get advance internal approval to complete review appraisals.
12. Any administrative settlement and condemnation costs must also be concurred upon by NCDOA as an eligible expense.