

What if I'm not satisfied with the relocation payments?

You may appeal the state's determination of moving benefits to the Relocation Appeals Board. But first, talk over the matter with your right of way specialist. He or she will study the matter for any possible adjustments and will bring it to the attention of a right of way supervisor. If you are still not satisfied with the relocation payments, your right of way specialist will thoroughly explain the appeals process and assist you with filing the appeal.



Relocation Assistance Program Rights and Benefits for Businesses, Farms and Nonprofit Organizations

The following explanation is general in nature and is not intended to be a complete statement of federal and state relocation laws and regulations. Any questions concerning relocation should be addressed to a CDOT right of way specialist.

The Colorado Department of Transportation

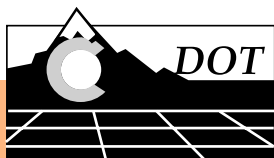
Relocation Assistance Program

Businesses, Farms, Nonprofit Organizations

For more information contact:

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The expansion or modernization of a roadway, highway or interstate sometimes requires the state to purchase private property. If your business, farm or nonprofit organization is located within a proposed right of way, an area the state must acquire for public roads, the state follows a set of federally mandated procedures to buy the property and help relocate you to a suitable replacement property. The following general information is a brief outline of the benefits and options open to you as a relocation program participant.

Relocation Assistance

If property you own or occupy as a tenant is needed by the state, you will be notified by a highway right of way specialist. A right of way specialist will assist you in every way possible including:

- Explaining services and payments for which you may be eligible.
- Helping to determine your relocation needs.
- Providing lists of suitable farms, commercial properties and locations available for you to purchase or lease.
- Providing information concerning federal and state agencies offering assistance to relocation program participants.

Accepting the help of a right of way specialist will make the process of acquiring your property and finding a suitable property an easier one. A right of way specialist also is familiar with services provided by other public and private agencies in your community. If you have special needs, be sure to let your right of way specialist know and he or she will make every effort to secure the services of those organizations.





Searching for Replacement Property

You may be reimbursed for reasonable expenses (supported by receipts) related to searching for a replacement property. These expenses, subject to certain limits, may include costs such as:

- Transportation
- Meals
- Lodging (when away from home)
- The reasonable value of time actually spent searching for a replacement property

Moving Your Enterprise

In addition to the purchase price paid for your property, the state will pay for actual reasonable moving costs. Reasonable storage costs, if determined necessary, can be paid for up to 12 months.

A small business, defined as a business having at least one but not more than 500 employees, may be eligible to receive a payment for expenses incurred in relocating and re-establishing at a replacement site.

These expenses must be determined as reasonable and necessary by the state and are subject to certain limits.

Examples of reasonable expenses may be:

- Repairs or improvements to the replacement property as required by federal, state or local law, code or ordinance.
- Modifications to the replacement property to accommodate the business operation.
- Increased costs for lease or rental charges based on a projected time frame of 24 months.

Fixed Payments

Businesses, farms and nonprofit organizations participating in the relocation program may be eligible for a fixed payment in place of other payments outlined above.

- The fixed payment for businesses and farms equals the average annual net earnings based on federal or state income tax returns for two years prior to the year of relocation.
- The fixed payment for a nonprofit organization equals the average of two years' annual gross revenues, less administrative expenses.

- The fixed payment is subject to certain limitations that will be discussed with you by your right of way specialist.

Important Things to Remember

- Ask questions and be sure you understand fully your rights and the relocation services available to you.
- Consult your right of way specialist before signing a sales contract or lease agreement.
- Do not move or complete a transaction until you have contacted your right of way specialist.

Frequently Asked Questions

Why am I being relocated?

The highway or interstate near you is a heavily traveled and congested roadway. Purchasing your property or a portion of your property will provide the state with the necessary land needed to make safety and capacity improvements to the highway or interstate.

When will I have to move?

You will have a minimum of 90 days from the time the state offers to purchase your property, however CDOT will

work with property owners and tenants on an individual basis. When you are paid for your property, you have at least 30 days to move. You will receive a letter confirming your moving date.

What if I can't find property for my business, farm, or nonprofit organization?

To help you find a new property, your right of way specialist will work with you and provide you with current listings of suitable replacement properties.

What do I need to know before securing new property?

It's important that you do not sign a sales contract or a leasing agreement until someone representing the state has inspected and determined that the property you want to buy or rent meets certain standards. You may lose your right to payments by moving into a property that has not been inspected by a state representative.

How will you know what my property is worth?

A thorough appraisal of your property will be done by an independent professional appraiser.