#### -UNIFORM MANUAL-REAL PROPERTY ACQUISITION AND RELOCATION ASSISTANCE SECTION II

## -CHAPTER 111-UNIFORM RULES AND PROCEDURES OUTLINE

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## 111 Subpart A - General Application.

111.1 111.1(1) through 111.1(9) Reserved (See Section I of this manual)

#### 111.1(10) Purpose

- (a) To remain eligible for federal funding.
- (b) To minimize hardship of displacement.
- (c) To expedite acquisition through informed good faith negotiations.
- (d) To encourage and enable displacing agencies to provide relocation assistance.
- (e) To provide uniform relocation assistance on joint projects.
- (f) To prevent unjust enrichment and duplication of
  - payments.
- 111.1(11) Local road or street projects.
- 111.2 Definitions.
  - 111.2(1) Alien not lawfully present in the United States.
  - 111.2(2) Appraisal.
  - 111.2(3) Appraiser.
  - 111.2(4) Business.
  - 111.2(5) Citizen.
  - 111.2(6) Comparable replacement dwelling.
    - (a) Decent, safe and sanitary.
    - (b) Within the financial means of the displaced person.
    - (c) Functionally equivalent to the displacement dwelling.
    - (d) On a typical site.
    - (e) Currently available.
    - (f) In an area not subject to unreasonably adverse environmental conditions.
    - (g) In a location generally not less desirable.
  - 111.2(7) Contribute materially.
    - (a) Average annual gross receipts.
    - (b) Average annual net earnings.
    - (c) Average annual gross income.
    - (d) Hardship.
  - 111.2(8) Department.
  - 111.2(9) Displaced person.
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    - (b) For moving expenses.
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    - (d) Road or street programs or projects.
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  - 111.2(11) Dwelling.
  - 111.2(12) Farm operation.
  - 111.2(13) Federal financial assistance.
  - 111.2(14) Household income.

- 111.2(15) Federal Uniform Relocation Act.
- 111.2(16) Initiation of negotiations.
  - (a) Displacement by acquisition.
  - (b) Displacement by rehabilitation.
  - (c) Permanent relocation of a tenant.
- 111.2(17) Mobile Home.
- 111.2(18) Mortgage.
- 111.2(19) Non-profit organization.
- 111.2(20) Notice of intent to acquire or notice of eligibility for relocation
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- 111.2(21) Owner of a dwelling.
  - (a) Ownership interest.
  - (b) Cooperatives.
  - (c) Contracts of purchase.
  - (d) Other interests.
- 111.2(22) Person.
- 111.2(23) Program or project.
- 111.2(24) Review appraisal.
- 111.2(25) Review appraiser.
- 111.2(26) Salvage value.
- 111.2(27) Small business.
- 111.2(28) State agency.
- 111.2(29) Tenant.
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- 111.2(31) Unlawful occupancy.
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- 111.4(2) Title VI of the Civil Rights Act of 1964.
- 111.4(3) Title VIII of the Civil Rights Act of 1968.
- 111.4(4) The National Environmental Policy Act of 1969.
- 111.4(5) Section 504 of the Rehabilitation Act of 1973.
- 111.4(6) The Flood Disaster Protection Act of 1973.
- 111.4(7) The Age Discrimination Act of 1975.
- 111.4(8) Equal Opportunity and Housing, Executive Orders 11063 and 12892.
- 111.4(9) Equal Employment Opportunity, Executive Order 11246.
- 111.4(10) Minority Business Enterprise, Executive Order 11625.
- 111.4(11) Floodplain Management and Protection of Wetlands, Executive Orders 11988 and 11990.
- 111.4(12) Leadership and Coordination of Non-Discrimination Laws, Executive Order 12250.
- 111.4(13) Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing, Executive Order 12259, January 17, 1994.
- 111.4(14) Governmental Actions and Interference with Constitutionally Protected Property Rights, Executive Order 12630.
- 111.4(15) Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (42 USC 5121, et seq.)
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- (d) Redecoration.
- (e) Advertising.
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  - (b) Supplies and inventory.
  - (c) Interest.
  - (d) Part-time home business.
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    - (a) General.
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    - (c) Not part of a larger enterprise.
    - (d) Not renting dwelling.
    - (e) Not renting site.
    - (f) Material contribution to income.
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    - (c) Known as one business.
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- 111.401(3) Price differential.
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  - (a) Generally.
  - (b) Term.
  - (c) Interest rate.
  - (d) Points and fees.
- 111.401(5) Incidental expenses.
  - (a) Closing costs.

- (b) Lender fees.
- (c) Loan origination or assumption fees.
- (d) Professional home inspection.
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