

Transportation Property Needs and You



Questions and Answers



Real Property Services
proud past, promising future

Introduction

This information booklet has been adapted from the one prepared by the Washington State Department of Transportation (WSDOT) Real Estate Services Office in 2014 to help explain the acquisition process under the eminent domain statutes.

Your concerns are important to us. We will do everything we can to hold any disruptions and other impacts of the project to a minimum.

We hope the information in this booklet will help you better understand how such a project begins, the development process, and the efforts made to select the best possible location. The booklet also explains what information assistance you will be given if your home or business property must be purchased.

Thank you for taking the time to read this booklet. We appreciate your understanding and cooperation.

Any appeals should be addressed to:

*Real Property Services Supervisor
Clark County Public Works
PO Box 9810
Vancouver WA 98666-9810*

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Title VI Notice to Public

Clark County hereby gives public notice that it is the policy of the Clark County Board of County Councilors full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States of America shall, on the grounds of race, color, sex, national origin, disability, age, or religion, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the county receives federal financial assistance.

Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with Clark County Human Resources. Any such complaint must be in writing and filed with the county Title VI Specialist within one hundred eighty (180) days following the date of the alleged discriminatory occurrence. Title VI Discrimination Complaint Forms may be obtained from at no cost to the complainant by calling Clark County Human Resources, 1-360-397-2457; or Washington State Human Rights Commission, 1-800-605-7324; or Washington State Department of Social & Health Services, Office for Equal Opportunity, 1-800-521-8060.

Why new transportation facilities?

Transportation facilities do not just happen by accident — they are built to meet the needs of people. No matter how much any of us may debate the need for the construction of additional facilities to complete our transportation system, our state and county are still growing. People are continuing to move to our area, and businesses and industries thrive by following the people. All of this movement and growth requires new and expanded transportation facilities.

In addition, dangerous, outmoded transportation facilities designed to antiquated standards, need to be redesigned to save lives, facilitate growth, and reduce property damages.

Ultimately, new applications of mass or public transit will be developed which, hopefully, will relieve much of the congestion in our metropolitan areas. However, even mass transit, whether bus or rail, requires the use of property for rights of way. So the need to acquire rights of way is sure to continue.

Planning new facilities

Planning required for a new transportation facility is complex and time-consuming. Advance planning in the form of area-wide studies must be completed before final county approval of a transportation program can be obtained. Following county approval and authorization, a wide range of objectives must be carefully studied before the actual location and design of a project can begin.

Early in the planning process, intensive, in-depth studies are conducted to determine the effect a project will have on the ecology of the area —both good and bad — including the projection of any future socioeconomic problems or benefits. The results of these studies are included in an Environmental Impact Statement (EIS) which becomes the county's documentation to assure that the project selected will be of the greatest benefit to both the people and the environment of the area.



Will my property be needed?

If the transportation project is at an early stage in development, there is no way of determining whether your property will be needed. For example, if you have just received notice that county personnel will need access to your property for survey and/or noninvasive inspection, it does not mean that your property is even within the limits of the project as it will ultimately be designed. On the other hand, if you have received notice of a design or access hearing to be held soon in your vicinity, the chances are that your property will be affected either in whole or in part.

If your property is involved, it will indicate that you are located in the area which all of the advance planning, preliminary engineering studies, location surveys, and design studies have selected as the location which will, at the lowest total cost, provide the maximum benefits to both the residents of the area and the transportation users of our county.

What if only a portion of my property is needed?

More often than not, only a part of your property will be needed for the project. Regardless of the amount needed, you will be compensated fairly. In addition to paying you the market value for the property needed for the project, you are also to be paid for any loss in market value

(damages) to your remaining property. If the portion which remains should be of such a size or shape as to have little or no value or utility to you, the county will offer to purchase it.

Can an acquisition of part of my property increase the value of the remainder?

It is possible that after the county's acquisition of a portion of your property for a public project, the remaining property would demand a greater price than it would have before the acquisition because of better accessibility, greater development potential, etc. In this event, and as provided by statute, the amount of benefits will be offset against the acquisition costs. If it is shown that a property will increase in value because of improved location or other reasons, the amount of special benefits is deducted from the value of the part acquired and from damages to the remainder.



How will the amount be determined?

The county's primary concern is to offer you fair and equitable compensation for real property rights being acquired.

In those cases where the property rights being acquired involve payment of a nominal consideration, the county, after reviewing market transactions and other pertinent information, will administratively establish an amount to be offered. If the administrative offer is over \$10,000, you will have the right to request an appraisal at any time prior to accepting our offer.

In all other cases, the county will arrange to have your property appraised to establish the "just compensation" due you. The appraiser will be furnished with right of way plans, legal descriptions, and current title reports to accurately identify the property needed.

The appraiser is required to make a reasonable attempt to contact you for a joint inspection of your property. You have the right to accompany the appraiser on the inspection of your property. It is to your advantage to provide the appraiser with all of the information you may have regarding your property's worth. Appraisers are trained to know what to look for, but without your help and cooperation, it is possible to overlook an important item.

How can I be sure the appraiser is right?

Every appraisal obtained by the county is subjected to a review by another appraiser, who has been approved by Washington State Department of Transportation. Only when the reviewer is satisfied that the appraiser's conclusion of value is sound and adequately supported will a Certificate of Value form be signed which becomes the basis for the county's offer. If any questions remain which cannot be resolved to the reviewer's satisfaction, the original appraiser will be asked to review his appraisal.

How, by whom, and when will the County's offer be made?

1. The county's offer will be presented to you in person, both orally and in writing, by a right of way agent. The agent will also provide you with copies of right of way plans and a detailed explanation of the proposed project and its effect on your property.
2. If a meeting to present the offer in person is not feasible the packet will be sent to you by certified mail. This packet will contain at a minimum:
 - a. A letter providing a detailed explanation of the county's proposed project and the purchase offer,
 - b. Maps showing your property boundaries and the county's proposed acquisition area, and
 - c. The name and telephone number of the agent who has been assigned to work with you throughout the acquisition process.

In either case, your offer will be presented as soon as possible after the appraisal review has been completed.

What happens if I accept the County's offer?

The county will handle all the details such as preparing the deed, and any other documents which may be necessary. The agent will obtain your signatures on all the documents and notarize where required.

If real estate tax or assessments are due and payable, the amount will be deducted by the county and paid to the appropriate agency(s).

The county will make arrangements to have any deeds of trust or other encumbrances which constitute a lien against your property paid out of the settlement or, if only a portion of your property is needed, the county will arrange to clear title to the portion being acquired by the county.

Processing the transaction by the department can usually be completed in four to six weeks. However, if a partial release is required from a lender it can take several months for them to process the request. When the transaction has been completed you may either pick up the county's payment at the Public Service Center Building or it can be mailed certified to you.

What will my closing costs be on a sale to the county?

In addition to paying you fair market value, the county will pay the closing costs which include recording fees, title insurance premium, escrow fees, excise tax if due, and other normal expenses. Your sale to the county under the eminent domain statute will be exempt from payment of real estate excise tax.

The county does not pay real estate commissions, so if you hire a real estate agent, you will be responsible for any commission.

The following is an example of typical seller's closing costs on a \$40,000 sale:

	Private Sale	Sale to County
Selling Price	\$40,000	\$40,000
Title Insurance	-500	Paid by County
Escrow Fee	-350	Paid by County
Excise Tax (1.78%)	-712	Exempt
Broker's Commission (7%)	-2,800	
Net to Seller	\$35,638	\$40,000

If your business, home, or other personal property will have to be moved as a result of the county's acquisition, you may be entitled to certain relocation assistance benefits under Washington State Law. A brief explanation of these benefits is given on page 18 of this booklet.

Can I arrange to keep and move my house?

The county will advise you if it is possible to salvage (remove) your house or other improvements. The purchase of salvage rights to improvements is subject to the Washington State Use Tax (same rate as state sales tax). A deposit will be required to ensure complete removal of improvement and cleanup of the site, but will be returned upon satisfactory completion.



If I make a profit, will I have to pay a capital gains tax?

Because tax laws change frequently, it is recommended that you check with the Internal Revenue Service, your tax consultant, or your attorney to determine the current status or interpretation of the laws on capital gains taxes.

What if I feel the offer is too low?

Explain to the agent why you believe you should receive a larger settlement. If you believe some item or feature of value was overlooked, tell the agent about it. The agent will not attempt to coerce you into a settlement. You will be offered the opportunity to have the appraisal reviewed or seek the advice of someone knowledgeable of real estate transactions to assist you in evaluating the county's offer. Pursuant to RCW 8.25.020, the county will reimburse up to \$750 upon presentation of a bill or receipt evidencing payment.

If you decide to have an appraisal done on your own, it is recommended that you obtain it from a qualified expert appraiser. The county will arrange to have your appraisal reviewed by the county's review appraiser. If the amount shown as the market value is adequately supported and no major errors are found, the reviewing appraiser is authorized to prepare a new Certificate of Value which will become the basis for a revised offer.

Finally, if an acceptable settlement cannot be reached, it will become necessary for the negotiator to recommend the parcel be acquired by condemnation (eminent domain).

Can I prevent the County from acquiring my property?

To build public works projects necessary for the economy and defense of our country, privately-owned land is often needed.

The State Constitution grants the county the right of eminent domain, the right to acquire private property for public use upon payment of just compensation. Without this right, it would be impossible to continue to improve our transportation system and meet the demands placed upon it by the public, by commerce, and by growth.

If you do not want to accept the county's offer, the department will request the County Councilors to declare the project a "Public Use and Necessity" If the request is granted the county will file a legal action to acquire the property by operation of law, known as condemnation. These procedures require the county to prove to the court why your property is needed for a public purpose before the condemnation can continue. If the county is successful in establishing the need, the court approves an Order Adjudicating Public Use and Necessity. As you can imagine, it prevents the county from acting carelessly or thoughtlessly in determining and designating which property it needs for a transportation facility.

To prevent your property from being taken, it would be necessary for you to persuade the court to deny the county the Order Adjudicating Public Use.

Your rights as a property owner and the rights of the county are well defined under the laws. These rights are designed to safeguard you, as the owner, from receiving less than the full market value for your property to which you are entitled. At the same time, it prevents the county from making payments which would be unfair to the taxpayers whose funds make the improvement of our transportation facilities possible.

The county's intention is to treat all owners alike, in a fair manner, and in such a way as to cause the least possible inconvenience.



What happens if I do go to court?

The county recommends that you retain the services of a competent attorney to represent you. In addition, you may employ one or more appraisers, and any witnesses your attorney may desire to testify in support of your case. The county will be represented by an attorney from the county's civil prosecuting attorney, an appraiser, and any other witnesses the attorney considers important to the case.

Trial will be held in the Superior Court. The case will be tried before a judge and jury, unless a trial by jury is waived. The verdict is binding upon both parties unless there is a valid basis for appeal.

Will the court action delay payment to me?

Before trial of the case, the county, as soon as a Stipulated Order for Immediate Possession and Use has been signed, will deposit in the registry of the court the amount of the county's Certification of Value previously offered you. This deposit is made for your benefit, and you can arrange to withdraw it at any time before trial. However, if the final judgment is for less than the amount of the deposit, you will be required to pay back the difference.

Will I be able to recover the costs of the trial?

State law provides that under certain conditions, the court will establish an amount which the county shall pay to reimburse an owner for all or a part of the attorney and witness fees. Generally, in order to receive such an award, the owner must grant immediate possession and use and receive a verdict which exceeds by 10 percent or more the highest offer made by the county at least 30 days before trial.

You should discuss questions of eligibility for recovery of attorney and witness fees with your counsel before trial.



What if I am required to move?

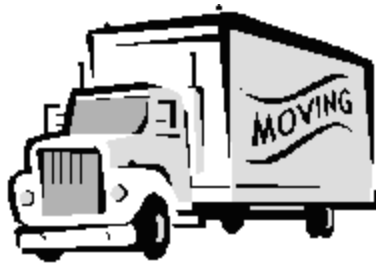
Under state law, any person (individual, business, farm, or nonprofit organization) who is considered by the state to be displaced as a result of the county's acquisition is entitled to a wide variety of relocation assistance benefits. These include advisory and monetary benefits.

If you are a displaced residential occupant, you may be entitled to various replacement housing benefits. The type of benefit depends upon whether you own or rent your home and the length of time you have occupied your home. These payments are in addition to payments for moving your personal property to your replacement home.

Replacement housing benefits for displaced homeowners include a price differential and reimbursement for certain closing costs associated with the purchase of the replacement home. A rental assistance payment may be an option for those owners who choose to rent rather than buy a replacement home.

Replacement housing benefits for displaced tenants include rental assistance or down payment assistance payments for those who choose to purchase rather than rent a replacement home.

Businesses, farms, and nonprofit organizations, which are considered to be displaced by the county, are also entitled to relocation assistance. Benefits include payment for packing, transporting, and unpacking all personal property; disconnecting and reconnecting machinery; limited reimbursement for costs associated with searching for a replacement site and reestablishing the operation at the replacement site. There are many other benefits available as well. Please refer to the brochure entitled Relocation Assistance Program.



How much time will I have to move?

We do understand how painful moving your home or business can be. A relocation specialist will contact you personally to explain relocation services available, the types of relocation payments, move options, and the eligibility requirements to receive relocation payments that apply to you.

Residential Displacements

You cannot be required to move unless at least one comparable dwelling is made available to you and you have been given a written assurance at least 90 days prior to the date by which you will be required to vacate the property. The county will provide this assurance in the relocation letter entitled, “Notice of Relocation Eligibility, Entitlements, and 90-Day Assurance.”

Non-Residential Displacements

You cannot be required to move unless given a written assurance at least 90 days prior to the date by which you will be required to vacate the property. In most cases, the county will provide this assurance in the relocation letter entitled, “Notice of Relocation Eligibility, Entitlements, and 90-Day Assurance.” In any case, if occupancy of the property beyond the date the county acquires possession is allowed, you will be required to sign a rental agreement and pay rent. For information regarding the cancellation/termination of your lease, please see the term clause in your Displacee Lease or contact your Property Management Specialist.