

GUIDEFORM
-VOLUNTARY ACQUISITION -
- Informational Notice -
(Agencies With Eminent Domain Authority)

Grantee or Agency Letterhead

Dear _____:

_____, is interested in acquiring property you own at _____ for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the _____ program.

Please be advised that, _____ possesses eminent domain authority to acquire property, however, in the event you are not interested in selling your property, or if we cannot reach an amicable agreement for the purchase of your property, we will not pursue its acquisition under eminent domain.

Your property is not a necessary part of the proposed project and is not part of an intended, planned, or designated project area where substantially all of the property within the area is to be acquired.

We are prepared to offer you _____ to purchase your property. We believe this amount represents the current market value of your property. Please contact us at your convenience if you are interested in selling your property.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance.

If you have any questions about this notice or the proposed project, please contact

_____, _____,
_____, _____.

Sincerely,

NOTES.

1. The case file must indicate the manner in which this notice was delivered (e.g., certified mail, return receipt requested) and the date of delivery.
2. Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) – Initiations of negotiations, and 49 CFR 24 Appendix A - 24.2(a)(15)(iv).
3. This guideform may only be used if all of the requirements of 49 CFR 24.101(b)(1)(i)-(iv) are met.
4. URA does not require that the amount of the offer equal the estimated Fair Market Value.
5. This is a guideform. It should be revised to reflect the circumstances.

Examples of suggested wording:

"The sale is voluntary. If you do not wish to sell, the {CDBG Recipient} will not acquire your property."

"The {CDBG Recipient} will not use the power of eminent domain to acquire your property."

"We estimate the fair market value of the property to be \${Dollar Amount}."