

Local Project Administration Training
(April 2025)

Right of Way

What you need to know



Today's Discussion

- Explain the process to acquire private property for a public purpose.
- Broad brush.
- It's about awareness.



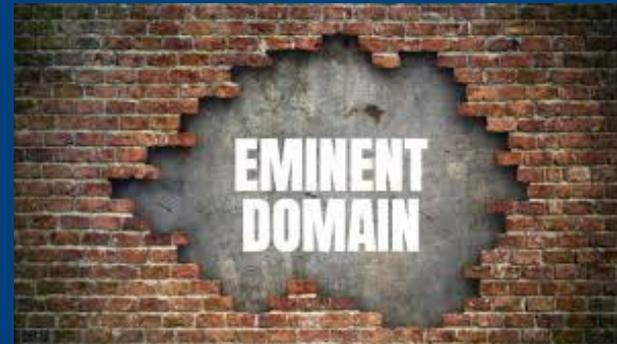
When is right-of-way needed?

- When there are **ANY** impacts beyond the limits of existing property interest held in public ownership.
- Necessary if a project impacts **ANY** private property.
- Can be permanent or temporary.



Government Has Power ...

- Government has the power to acquire private property for public use.
- Known as **eminent domain**.
- Act of using this power is called **condemnation**.



... And Owners Have Rights

- U.S. Constitution
- State Constitution
- State Law
- Federal **Uniform Act**

Fifth Amendment To the U. S. Constitution

No person shall...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.

Fourteenth Amendment

No **State** shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.

Federal Uniform Act

Uniform Relocation Assistance and Real Property Acquisition Policies Act (**Uniform Act**) sets rules:

- Treat individuals fairly and consistently
- Encourage acquisition by agreement
- Minimize litigation



Federal Uniform Act

- If there is **ANY** federal money in a project, you must follow the Uniform Act.
- Uniform Act applies even if there is no federal money in right-of-way stage.
- Failure to follow federal right-of-way rules puts federal funding **at risk**.

MaineDOT Responsibilities

- MaineDOT handles right-of-way process on state & federal highways.
- Mapping, title research, appraisals, negotiations, condemnation and certification.
- Check out the table on [page 6-3](#) of the Manual



Local Responsibilities

- Municipalities lead right-of-way process **off** state system.
- **Must follow the same steps as MaineDOT.**
- Municipal acquisitions may require help from professionals.



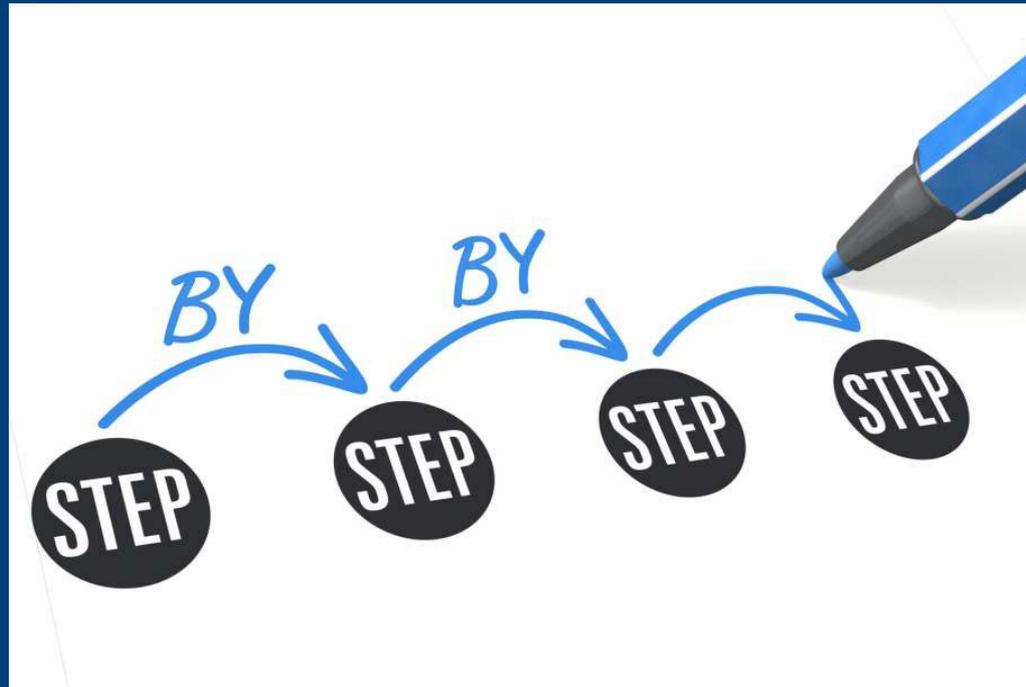
What does this work cost?

- Several professional disciplines and steps are involved in right-of-way acquisitions.
- MaineDOT recommends that you budget **\$5,000 per parcel** to cover this work.



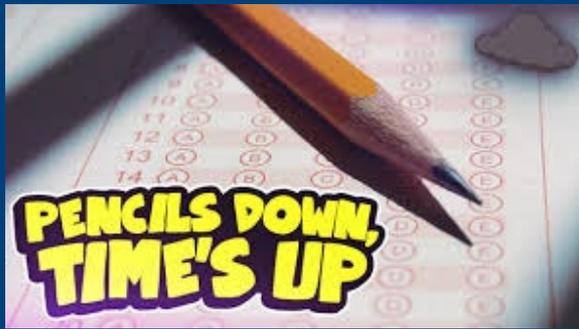
That's a lot of money.

What are all the steps?



1. Identify the Impacts

- When design reaches Plan Impacts Complete (~ 75%), a project moves to right-of-way stage.



- Plans must show **ALL** project impacts beyond public right-of-way, including temporary ones.
- Checklist is found in “Project Design” chapter of the LPA Manual (Chapter 3).

Types of Rights Acquired

- **Fee.** Agency acquires all interest in a parcel or a portion of a parcel.
- **Easement.** Owner retains title, but agency obtains right to use property for specific purposes – drainage, guardrail, slope, etc.
- **Temporary construction right.** Agency obtains right to enter property during construction.
 - ❖ For staging of equipment, grading, etc. ...
 - ❖ Automatically expires at end of project.

2. Research Titles

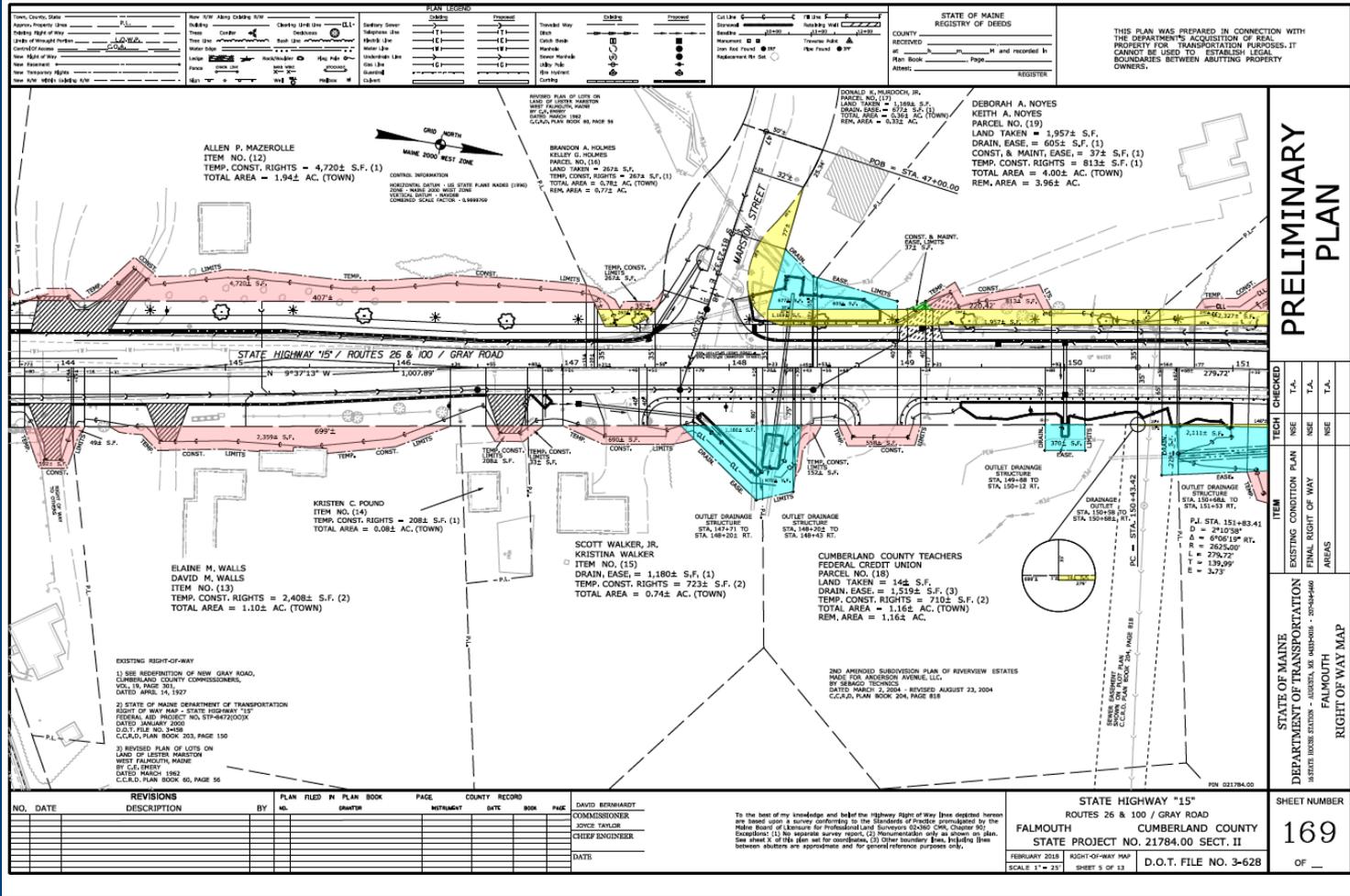
Once you identify impacts ...

- Conduct title searches to identify & confirm ownership of properties affected by project.
- All interests in a property must be identified – mortgages, liens and encumbrances.
- Research is done at county Registry of Deeds.

3. Map the Right-of-Way

- The following details are mapped:
 - Property lines.
 - Abutting ownerships.
 - Planned acquisitions – including **temporary rights**.
- Right-of-way maps are legal documents.
- Basis for the **Notice of Layout and Taking** filed with a county registry of deeds.

ROW Map Example



4. Perform Appraisals

- Licensed or Certified appraisers prepare objective estimates of **Fair Market Value** of:
 - Rights to be acquired.
 - Compensable construction impacts.
 - Contributory value of improvements
- Appraiser should have experience with projects involving **eminent domain**.
- **(RTA, Fed. Rule vs. State Rule, Larger Parcel)**
- MaineDOT has list of pre-qualified appraisers.

5. Review the Appraisals

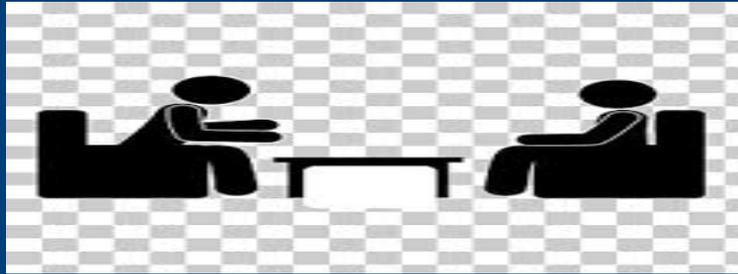
- By law, appraisals must be reviewed.
 - On System Projects - MaineDOT's staff reviews.
 - Off System Projects - pre-qualified appraisers.
- In most cases, review appraiser **recommends**, **accepts** or **rejects** the appraised valuation.
- The reviewer's recommendation typically forms the basis for Just Compensation.

6. Determine Just Compensation

- Just Compensation applies whether rights are permanent or temporary.
- Acquiring agency must determine **Just Compensation** before making offers.
- At MaineDOT, the authority to determine Just Compensation resides with the **Director of the Property Office** or a designee.
- At a Municipality, Just Compensation is determined by the **highest-ranking administrative officer**.

7. Negotiate with Owners

- Negotiator presents each owner with a **written** offer of Just Compensation.



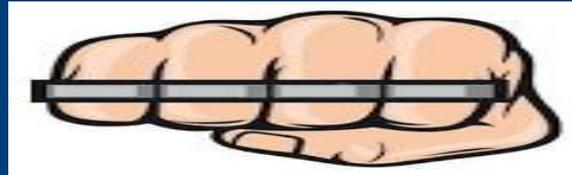
- **Remember:** Before discussing compensation:
 - 1) **Just Compensation** must be determined, and
 - 2) **NEPA** must be completed.

Negotiate with Owners (Cont.)

- Meet **face-to-face**, when possible.
- Discuss the overall purpose and impact of the project.
- Discuss the property specified impacts and takings.
- **Offer at least** the approved amount of **Just Compensation**.
- Make offer **in writing** and date it.
- Explain **options & recourse**.
- **Document** the contact & note any issues.

During Negotiations ...

- You **can't** coerce an owner into settling.
 - ❖ Getting caught using coercion = losing money.



- Allow **reasonable** time to consider offer.
 - ❖ MaineDOT gives property owners **not less than 28 days** from when the last offer is to made, to when rights are acquired through “condemnation.”
 - ❖ Municipalities are expected do the same.

8. Pay Just Compensation

- The acquiring agency must make payment of Just Compensation before it can take possession of property.



- Payment to owners who have settled is the offer of **Just Compensation** or **settlement amount**.
- Payment to owners who have **NOT** settled receive the offer of **Just Compensation**.

9. Acquire the Rights

- MaineDOT typically acquires rights by filing **Notice of Layout and Taking** at a county Registry of Deeds.
- Municipalities typically acquire rights by individual documents or by filing **Condemnation Orders**.
 - ❖ Check with municipal attorney.

10. Certify the Right-of-Way

- Acquiring agency must certify that all rights were acquired in accordance with the **Uniform Act**.
- Certification is sent to MaineDOT with final Plans, Specifications & Estimate package (PS&E).
- Certifications must be completed **before** a project can be advertised.
- Sample is on **page 6-24** of LPA Manual and online: <https://www.maine.gov/mdot/lpa/lpadocuments/>

Unsettled Cases

- Property owners sometimes disagree that the offer of Just Compensation is adequate for all proposed impacts.
 - *Note: Not all impacts are eligible for compensation.*
- Negotiations with owners who have not settled should continue in good faith until all reasonable options are exhausted, if necessary.
 - *Note: Not a “once and done” or “take it or leave it” process.*

Rights of Appeal

- MaineDOT refers unsettled acquisitions to the **State Claims Commission** 60 days after condemnation.
- Unsettled municipal acquisitions are heard at **Superior Court**.
- Cashing the Just Compensation check does **NOT** eliminate an owner's appeal rights.

What about Donations?

- MaineDOT does **NOT** solicit donations and discourages municipalities from doing so.
- Donations must be initiated by property owners.
- Owners making donations must be informed they are entitled to: 1) have an appraisal done; and 2) Just Compensation.
- Owners who are donating must release an agency **in writing** from having to perform an appraisal and pay Just Compensation.

Things to Remember

- Rights of owners to **Just Compensation** and **due process** are protected by law.
- If federal money is involved, acquisition must conform to the **Uniform Act**.
- The Right of Way Certification must be completed **before** a project goes out to bid.
- **Document ... Document ... Document !**

Resources

- **MaineDOT Multimodal Program:**
 - Andrew Johnson, Senior Property Officer: 207-624-3345
 - Email: andrew.johnson@maine.gov
- **MaineDOT Right of Way Manual:**
 - www.maine.gov/mdot/rowmanual/
- **Federal Highway Administration:**
 - www.fhwa.dot.gov/real_estate/publications/