
**DOUGLAS COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

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COUNTY MANAGER: [Signature]

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SUBJECT: Acquisition of Private Property for Public Utilities and Facilities

AUTHORITY: DCC Title 20.100 Public Facilities and Improvement Standards
Nevada Revised Statutes 342.025
Title 42 U.S. Code of Federal Regulations Chapter 61

- I. PURPOSE:** To establish a consistent compensation methodology for acquiring private property required for the construction of public utilities and facilities.
- II. INTRODUCTION:** Nevada Revised States (“NRS”) 342.025 requires a government body to develop a process to compensate individuals who are relocated or displaced as a result of the acquisition of their property for public utilities and facilities. Under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970¹ (“Uniform Act”), federally funded projects involving property acquisition require the government body to offer compensation to the property owner regardless of whether the owner is displaced or relocated. This policy voluntarily applies the requirements of the Uniform Act to all private property acquisitions by Douglas County for the construction of public utilities and/or facilities.
- III. POLICY AND PROCEDURES:** The following procedure shall be implemented for the acquisition of real property from private property owners (including all easements and rights of way). All requirements of the Uniform Act shall be complied with for the acquisition of private property, including:
 - **For Real Property Acquisition**
 - Appraise property before negotiations
 - Invite the property owner to accompany the appraiser during the property inspection
 - Provide the owner with a written offer of just compensation and a summary of what is being acquired
 - Pay for property before possession
 - Reimburse expenses resulting from the transfer of title such as recording fees, prepaid real estate taxes, or other expenses

¹ See also Title 42 CFR Chapter 61.

- **For Residential Displacements**
 - Provide relocation advisory services to displaced tenants and owner occupants
 - Provide a minimum 90 days written notice to vacate prior to requiring possession
 - Reimburse for moving expenses
 - Provide payments for the added cost of renting or purchasing comparable replacement housing

- **For Nonresidential Displacements (businesses, farms, and nonprofit organizations)**
 - Provide relocation advisory services
 - Provide a minimum 90 days written notice to vacate prior to requiring possession
 - Reimburse for moving and reestablishment expenses