

Right-of-Way Acquisition Process



Pre-Acquisition Activities (60 Days)

- Coordination with Special Assistant Attorney General (SAAG) to prepare Preliminary Title Reports
- Determination of types and number of appraisals required
- Outreach to property owners to explain Right-of-Way Plan and Acquisition Process, which includes letters, in-person meetings, among other ongoing communications



Appraisals (90 Days)

- Independent appraisers contact impacted property owners to schedule property inspection
- Appraisal report developed and shared with Georgia DOT for review
- Offer Package developed by Georgia DOT based on Appraisal report



Negotiations to Purchase (120 Days)

- The offer, referred to as Initiations of Negotiations, is presented to property owner in writing based on the Fair Market Value (FMV) appraisal
- Reasonable negotiation period is allowed for Good Faith Negotiations
- Settlement is reached



Closing (90 Days)

- Special Assistant Attorney General (SAAG) performs the closing at no cost to property owners
- Funds disbursed to owner (after satisfaction of any applicable liens)
- Property owner has a minimum of 60 days to vacate property after closing



Relocation, if necessary (90 Days)

- In the event that any person, family, business, or farm is displaced, they shall be offered relocation assistance services, or a Relocation Benefits Package at time of “Initiations of Negotiations”
- If property owners or tenants are required to relocate they will be treated fairly, equitable, and in compliance with the Uniform Act. Since relocation occupants vary, relocation benefits and payments may also vary. The property owner’s assigned Relocation Agent will explain more specific benefits or payments for those that may be eligible for Relocation Advisory Services.

In the event that an amicable settlement cannot be reached, Georgia DOT could exercise its authority of Eminent Domain, and only do so after exhausting all other remedies to reach a settlement