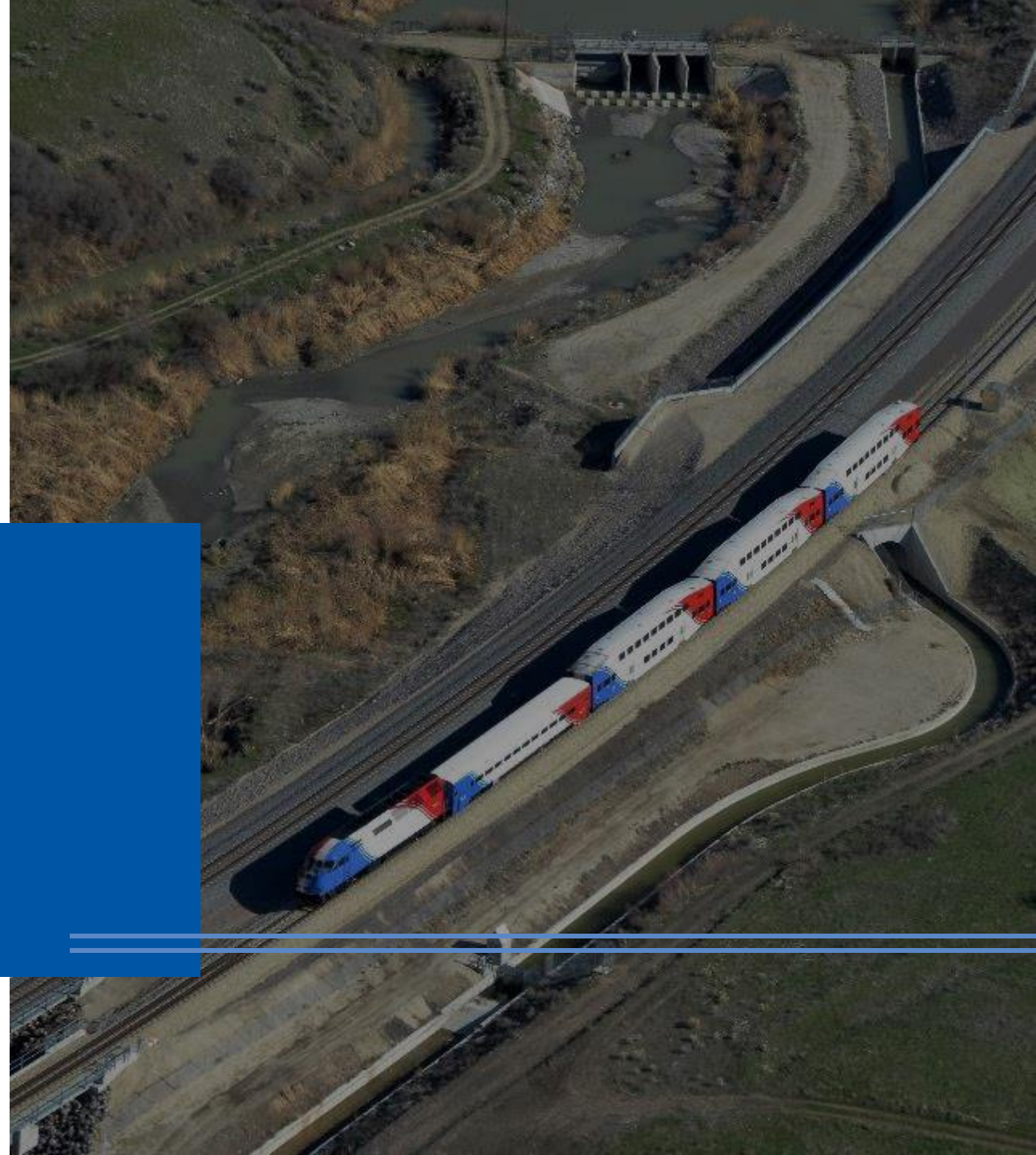


FRONT RUNNER 2X



RIGHT OF WAY

Sept. 18 & 19, 2025



Acquisition Process

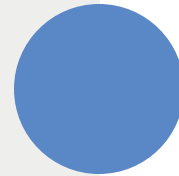
1. **Identify Property:** UDOT's Acquisition Services Team identifies property needed for transit projects
 - UDOT identifies specific parcels of land required for the project.
 - The impact on existing property is assessed and documented.
2. **Valuation:** The properties are valued to determine just compensation. Appraisals are performed by independent appraisers. Once the appraisal is prepared, the report is sent to a 2nd independent appraiser for review
 - The property is valued to determine "just compensation".
 - This involves a detailed appraisal process, where appraisers determine the property's worth and potential damages.
3. **Negotiation:** UDOT makes an offer to purchase the property and begins negotiating with owners. Negotiation outcomes could include real estate purchase contracts, occupancy agreements, or litigation
 - An official offer to purchase the property is prepared.
 - UDOT negotiates with the property owner to reach a purchase agreement.

Relocation Benefits for Displaced Persons (owner occupants)

Tenants: please speak with a Department Representative to discuss eligibility and benefits



**Replacement Housing
Payment (RHP)**



Incidental Expenses



**Mortgage Interest
Differential Payment (MIDP)**

Replacement Housing Payment

**AKA – Price Differential,
Supplemental Housing Payment**

“Spend it to get it”



Relocation Study

Identify and replacement homes/properties (comparables) available and on the market that are functionally equivalent to the Subject Property.



Must be decent, safe and sanitary (DSS)



Freedom of Choice

Homes used for the study are only used to calculate RHP. Displacee can buy any property of their choice.

How is the RHP Calculated?

Example A	Actual Cost of Replacement Property (Same Purchase Price as Comparable)	\$120,000
	Acquisition Price of Your Property	- \$100,000
	Price Differential Payment	\$20,000
Example B	Actual Cost of Replacement Property	\$130,000
	Acquisition Price of Your Property	- \$100,000
	Difference	\$30,000
	Price Differential Payment	\$20,000
	<i>You are Responsible for this Amount:</i>	<i>\$ 10,000</i>
Example C	Actual Cost of Replacement Property	\$114,000
	Acquisition Price of Your Property	- \$100,000
	Price Differential Payment (Payment is Based on Actual Cost)	\$14,000

Relocation Benefits

RHP Incidental Expenses



Does not include prepaid expenses such as property taxes and property insurance.



Good faith estimate from lender for replacement property purchase.



Mortgage interest differential payment.

Relocation Benefits

Moving Options

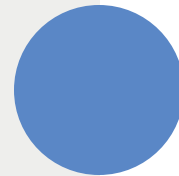
1. Commercial Move



Displacee must provide two bids.
(UDOT typically pays the lesser of two bids.)



Up to 50-mile radius.



**Includes insurance on
personal property.**

Relocation Benefits

Moving Options

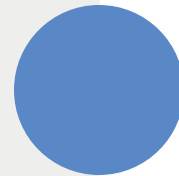
2. Fixed Moving Costs



Displacee responsible for performing move.



Payment is based on the number of rooms containing personal property in the dwelling.



Can include additional items, e.g. hot tub, pool table, piano, etc.

Relocation Benefits

Moving Options

3. Actual Moving Costs

Two bids for work



Payment is based on actual, reasonable and necessary moving costs and related expenses



Receipts must be retained as evidence of expenses incurred.

Claim Time-frames



Must purchase and occupy a DSS replacement property within 12 months from date of displacement.



Claims must be submitted withing 18 months of displacement date.

Stay Informed

Website: FrontRunner2X.utah.gov

Email: FrontRunner2X@utah.gov

Phone: 888-882-0373

