

# TDOT Right-of-Way (ROW) Acquisition Process

*The Tennessee Department of Transportation (TDOT) follows a federally mandated process to acquire property for both state and federally funded projects.*



## 1. Administrative Activities

Includes a multitude of activities including issuing the right-of-way (ROW) plans, field surveys, staking the ROW and preparing the deed(s).



## 2. Appraisal

Following appraisal authorization and the receipt of field studies, work orders are issued notifying independent, third-party appraisers to begin their assignment. Reports are issued and reviewed by TDOT.



## 3. Offers to Property Owners

Offers are made to property owners at fair market value and property owners have the option to negotiate. This process requires that all reasonable steps be taken towards obtaining amicable settlements. At the conclusion of negotiations, a certification is completed.

When necessary, TDOT provides relocation assistance for displaced families and businesses in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

If negotiations are not successful, the property owner is notified that condemnation is required. There are two phases of condemnation: 1) Court order is issued granting the state possession of the property; 2) Civil lawsuit is filed over damages.



## 4. Closing

Closing is initiated for amicable settlements.

**Full details of the process can be found in the TDOT ROW Manual at [www.tn.gov/content/dam/tn/tdot/right-of-way-division/ROW\\_Procedures\\_Manual.pdf](http://www.tn.gov/content/dam/tn/tdot/right-of-way-division/ROW_Procedures_Manual.pdf).**