



# URA the HUD Way

## Module 6: URA Nonresidential Relocation

### Summary Part I

Businesses, farms and nonprofits that must move permanently from real property as a direct result of acquisition, rehabilitation or demolition for a federally funded project will generally qualify as displaced.

Nonresidential displaced persons must be provided timely notices:

- General Information Notice (GIN) – issued to **all occupants** as soon as feasible (typically application for federal assistance)
- Notice of Relocation Eligibility (NOE) – issued to displaced persons at the earliest of ION, property acquisition, or issuance of a Notice of Intent to Acquire
- 90-Day Notice – issued at least 90-days prior to the Agency’s required move-out date to displaced persons who have not otherwise vacated
- Notice of Intent to Acquire – optional notice that can be used to establish “early” eligibility as a displaced person

### Summary Part II

Displacing agencies must provide advisory services to facilitate relocation. Advisory services begin with a personal interview that covers:

1. Current lease terms and replacement site requirements;
2. Potential need for an outside specialist(s) to assist with planning or executing the move;
3. Identification and resolution of realty/personalty issues;
4. Estimating the amount of time the business will need to move;
5. Estimating anticipated difficulty in locating a replacement property; and
6. Identifying any need for advanced payments and the Agency’s legal capacity to provide them.

### Summary Part III

Every displaced business has the option to claim **Actual Reasonable Moving and Related Expenses**.

Only small businesses can claim **reestablishment expenses** (capped at \$25,000) in addition to actual reasonable moving and related expenses.

Most businesses (but not all) have the option to instead claim a **Fixed Payment in Lieu** (capped at \$40,000). This option precludes the business from receiving reimbursement for **all** other moving and reestablishment expenses.

Because the Fixed Payment in Lieu may be more or less than the amount the business could receive based on actual moving costs, it is important to provide advisory services to help displaced businesses understand their options.

### Summary Part IV

Displaced businesses have 18 months to file a claim.

Agencies are responsible for helping displaced businesses understand and complete the claims process.

Upon receipt of documentation supporting a claim, Agencies are to make payment as soon as feasible.