

Memorandum

Date: June 3, 2024

To: Statewide Real Estate Services and Mega Programs

From: Jessica Stokesberry, Appraisal Program Manager
Headquarters Real Estate Services

Subject: Waiver Valuation Limits

The purpose of this memorandum is to address the changes to waiver valuation limits resulting from the final rule being published. Changes to the Uniform Relocation Act will go into effect June 3, 2024, which include raising waiver valuation limits. This memo addresses only portions of 49 CFR 24.102 (c)(2)(ii) and serves to supersede waiver valuation limits in WSDOT’s Right of Way Manual.

There have been no changes to the requirement that a valuation problem must be uncomplicated to qualify for the use of a waiver valuation instead of an appraisal and appraisal review. There are also no changes to the qualification requirements of the WSDOT representative making the determination to use the waiver valuation option. However, there are now different waiver valuation thresholds for property acquisitions as shown in the chart below:

	Uncomplicated	Estimated Value	Requires Offer of Appraisal	FHWA Pre-Approval Required
Tier 1	X	\$0 - \$15,000		
Tier 2	X	\$15,001 - \$35,000	X	
Tier 3	X	\$35,001 - \$50,000	X	X
from 24.102(c)(2)(ii)				

Tier 1 was limited to \$10,000. Tier 2 was between \$10,001 and \$25,000. Tier 3 was not an option previously.

Tier 1 may be utilized when WSDOT determines that the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$15,000 or less, in compliance with 49 CFR 24.102 (c)(2)(ii).

Tier 2 may be utilized when WSDOT determines that the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated between \$15,001 and \$35,000, only if the agency offers the property owner the option of having the agency appraise the property, and in compliance with 49 CFR 24.102 (c)(2)(ii).

Tier 3 is not yet approved for use by WSDOT.

To ensure project consistency, these higher limits **may only** be used on projects/project phases in which initiation of negotiations has not begun as of June 3, 2024.

The next ROW Manual update will incorporate these changes; therefore, this memo is in effect until the next manual version is published.