


*2016 AASHTO Right of Way,
Utilities, Outdoor Advertising Control
& National Alliance of Highway
Beautification Agencies Conference*



Sunday, May 1–Thursday, May 5
Rosen Centre Hotel
Orlando, Florida



Stewardship and Oversight with LPA Program's Appraisal/Appraisal Review Processes and Procedures

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What is Oversight & Stewardship?

Oversight – watchful and responsible care; regulatory supervision

Stewardship – supervising or managing of something, especially the careful and responsible management of something entrusted to one's care.

LPA – Local Public Agency (cities, counties and other municipalities)

What is Oversight & Stewardship?

It is every state DOTs responsibility to assure that the local sponsor programs are in compliance in all areas of appraisal & appraisal review, especially with CFR compliance when federal funds are involved in a local project.

Right of Way Valuation Structure

- GDOT Approved Appraisers Roster (w/Appraisal Levels)
- GDOT Approved Specialty/Other Consultant Report Roster
(parking/septic/timber/signs/Env. Assessment/etc.)
- GDOT Approved Consultant Fee Reviewer Roster
- GDOT Staff Reviewers
- GDOT Staff Cost Estimator
- GDOT Approved Consultant Fee Cost Estimator

Challenges with Local Sponsors

Too many projects

Not enough Reviewers

Reviews taking more than 30 days

Delays in riding projects with Local Sponsors

7 day turnaround for checklists

Locals sometimes going rogue

Proposed Solutions

- Highly recommend Locals use only Appraisers and other valuation experts from GDOT's approved list
- Cost estimates used for negotiations to be completed only by Certified General Real Property Appraisers
- Detailed Cost estimates must be completed/provided to Reviewers before riding the project for scoping
- Local Sponsor representative must accompany Reviewer on project ride for scoping

Proposed Solutions Continued:

GDOT set up a LGPA Oversight Account

Statewide charging number for GDOT Oversight of all Local Sponsor projects with state and/or federal \$

Allows for GDOT Staff Reviewer assignments

Allows for hiring Consultant Fee Reviewers

GDOT's Appraisal Review Process

Detailed Cost Estimate completed by LPA's Certified General Real Property Appraiser and submitted to GDOT's District Local Government ROW Coordinator

GDOT's District Local Government ROW Coordinator submits Detailed Cost Estimate along with Request for Reviewer to State Appraisal & Review Manager


State Appraisal & Review Manager assigns a staff Reviewer OR a Consultant Fee Reviewer

GDOT's Appraisal Review Process

Reviewer rides project with LPA representative

Reviewer establishes FMV for locals to use in negotiations.

GDOT does not allow LPAs to independently hire the review appraiser in order to maintain FMV independence and integrity



Questions/Comments on how GDOT handles
LPA Appraisal/Appraisal Review Processes

Questions/Comments on how your state
handles LPA Appraisal/Appraisal Review
Processes