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

Russ Nelson
GDOT State Appraisal & Review Manager
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. Accessment/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

2016 AASHTO ROWUOAC & NAHBA Conference
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

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