Landlords

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Why are states required to acknowledge & provide relocation assistance to landlords?
Activity meets the definition of a business

- Any lawful activity, except a farm operation, that is conducted
  - Primarily for the purchase, sale, lease, and/or rental of personal and/or real property, and/or for the manufacture, processing, and/or marketing of products, commodities, and/or any other personal property
Examples of Landlord Activities

• Residential Units
• Mobile Home Parks
• Commercial Properties
• Farms & Ranches
Regulations & Procedures

Federal
• 49 CFR 24.2(a)(4)
  – Definition of a Business
    • Landlord – primarily for the lease of personal and/or real property to others

State
• WAC 468-100-002(4)
  – Definition of a Business
    • Landlord – primarily for the lease of personal and/or real property to others
• Chapter 12 R/W Manual
  – Eligibility & documentation requirements
How does your state handle landlords?
WSDOT’s Process
Eligibility Requirements

General

• Activity must fit the definition of a business
• Activity must be lawful
• Must claim income/loss on taxes
• Must provide documentation to agent for verification

Landlords

• Must establish the leasing of space is a bona-fide business activity
• Must provide certified copy of tax return including appropriate schedules
• Documentation must be submitted to HQ for verification
• Agent must obtain copy of insurance policy and/or loan documents for the replacement location
• Facts
  – Purchased a replacement tri-plex
  – Considered a “fixer upper”

• Aggrieved
  – Not in agreement with WSDOT’s decision to limit the level of reimbursement and deny costs associated with the rehabilitation of the three units
Questions?