

RIGHT OF WAY

301 US 301 Project Development



S. of MD/DE Line to Middleneck Road



East of Norfolk Southern RR to North of Boyds Corner Road



Armstrong Corner Road to North of Churchtown Road



Middleneck Road to North of Bunker Hill Road



North of Boyds Corner Road to East of Hyetts Corner Road



North of Churchtown Road to South of Summit Bridge



North of Bunker Hill Road to East of Norfolk Southern RR



East of Hyetts Corner Road to SR 1, South of the CBD Canal



Churchtown Road and Bethel Church Road Connections

Property Acquisition Process

DeIDOT acquisitions involve an open process of information sharing and time for informed decisions.

HOW WILL I LEARN WHAT DeIDOT NEEDS?

- A DeIDOT Real Estate Representative will be assigned to work with you. The Real Estate Representative will explain how the project affects your property and what property interests are required. They will also explain your rights when private property is purchased for public use. Depending on the type of acquisition multiple Real Estate Representatives may be assigned to work with you.

IF ANY PART OF MY PROPERTY IS TO BE PURCHASED, HOW WILL THE VALUE BE DETERMINED?

- You will receive Fair Market Value for your real property interests that are required for the project.
- Depending on the complexity and type of realty interest that is required, either a DeIDOT Real Estate Representative or a licensed real estate appraiser will be assigned to prepare a report that estimates value.
- You will be offered the opportunity to accompany the Real Estate Representative or appraiser during an inspection of your property at which time you are encouraged to share information that you think affects the value.
- When undertaking a partial acquisition the potential for a loss in value to the remainder is considered.
- The report that is used as the bases for making offers to purchase will be reviewed under the direction of DeIDOT's Chief Review Appraiser as a check against errors and to insure that all real property interests are correctly assessed.
- You will be given a copy of the approved report and a written summary of DeIDOT's offer to purchase.

IF I HAVE TO MOVE BECAUSE OF THE PROJECT WHAT HAPPENS?

- State and federal laws and regulations insure your right to Relocation Assistance. Relocation Assistance is a comprehensive program that is meant to minimize the effect of relocating. If you must relocate a Relocation Counselor will be assigned to work with you and determine your relocation benefits eligibility.

IF I ACCEPT DeIDOT'S OFFER WHAT HAPPENS?

- You will be asked to sign a binding agreement with DeIDOT. The agreement may be in the form of a purchase contract or an easement, depending on the project need.
- Under normal circumstances settlement will occur within 90-days from the date of approval. There may be some circumstances which would delay settlement including, but not limited to: obtaining releases for mortgages or liens, or if relocation is involved.

IF I DO NOT ACCEPT THE OFFER WHAT HAPPENS?

- You have the right to make a counter offer. Generally it is recommended that counter offers be in the same format as that which was presented to you in order to make an "apples to apples" comparison.
- If you and DeIDOT cannot come to mutual agreement, state and federal law allows DeIDOT to acquire your property through eminent domain.
- Eminent domain allows a public project to continue without undue delay and protects your rights.
- Eminent domain does not eliminate your right to seek additional compensation.
- The eminent domain process has no detrimental effect on your Relocation Assistance eligibility.
- Continued negotiations between you and DeIDOT are encouraged in an effort to reach a settlement.
- If mutual agreement cannot be reached Superior Court will schedule an order of possession hearing. After hearing the facts Superior Court will determine if an Order of Possession should be granted to DeIDOT. If an Order of Possession is granted, the amount of DeIDOT's offer will be made available to you through the Court.
- A second hearing will then be scheduled at which time facts related to value will be presented by you and DeIDOT. After hearing the facts the Commissioners will establish the amount to be paid to you.
- You or DeIDOT may appeal if a legal error has been made or if the award is deemed unacceptable by the judge.