

ATTACHMENT 12-1

**Urban Streams Restoration Program
Land Acquisition Cost Schedule & Instructions**

Project Name:	
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Indicate fee or easement:			
Willing Seller? (check one)	<input type="checkbox"/> Yes	<input type="checkbox"/> No/Unsure	

ACQUISITION BUDGET				
I. Land Value				
Fair Market Value	DWR Share	Other Share	Other Share Description	Total Cost
Improvements				
Other				
Subtotal				
II. Associated Costs				
Preliminary Title Rpt.	DWR Share	Other Share	Other Share Description	Total Cost
Appraisal				
Negotiations				
Escrow				
Surveying				
Site Assessment				
Other				
Subtotal				
III. Other Costs				
Administration	DWR Share	Other Share	Other Share Description	Total Cost
Contingency				
Subtotal				
Grand Total				

ACQUISITION SCHEDULE		
Description	Timeframe	Comments
Request appraisals		
Submit appraisal and title report for State approval		
Submit instruments of conveyance, escrow instructions, and purchase agreements for State approval		
Close of escrow and complete acquisition		

Land Acquisition Cost Schedule Instructions

Complete a separate form for each escrow.

1. **Estimated fair market value of land and improvements** – Provide an estimate for each parcel. On a separate sheet, describe existing improvements and explain the proposed use or disposition.

Note: The State must approve the fair market value of the acquisition.

2. **Relocation Costs** – Attach additional pages as needed. Provide a parcel-by-parcel analysis of the extent of the relocation assistance required by Government code and the *State Relocation Act*, Chapter 16, Section 7260.

Include at a minimum:

- a. Number of persons/businesses displaced.
 - b. Types of displaced entities (families, small retail businesses, large wholesale or manufacturing enterprises, farms, churches, hospitals, etc.).
 - c. Tenure (month-to-month rent, long-term lease or fee title) of the displaced entities.
 - d. Special problems inherent in relocating the displaced entities (lack of adequate replacement housing, large inventory of merchandise to be moved, or unique quality of the enterprise difficult to duplicate at any other location).
3. **Preliminary Costs** – Provide an estimate of the preliminary acquisition costs. Direct staff and consultant costs are limited to \$10,000 per grant.
 4. **Cost of State approval of appraisal, transaction review, etc.** – For cost estimation purposes, use \$10,000 per escrow.
 5. **Contingency** – Grantees are allowed to use ten percent (10%) for contingency to cover unexpected eligible costs. For USRP projects with both acquisition and implementation, the contingency for the whole project may not exceed 10 percent (10%).
 6. **Required signage** – Provide an estimated cost of required signage.
 7. **Other** – Include any additional tasks directly related to the proposed acquisition.
 8. **Acquisition timeline** – Provide the estimated dates of completion for each acquisition task. (Grantee should submit evidence of progress on the acquisition, e.g. appraisal, title report, purchase documents, correspondence with owner, etc., within 6 months of grant execution.)