



# RELOCATION

**What do we do with the people and stuff?**





**Robert N. Merryman**  
O. R. Colan Associates

[RMerryman@orcolan.com](mailto:RMerryman@orcolan.com)

636-916-3293





# Relocation: Every Airport has a story

- Some are funny
- Some are sad
- Some are lots of work

The bottom line: There are solutions!





# Two Basic Rules

1. Ninety-Day Notice

2. There must be replacement housing







# What if I only can remember a few things?

The bare minimum that must be done to comply:

- **90- day Notice**
- **Available replacement housing**
- **Relocation payment**
- **Advisory Services**





# Residential Displacements

- **Provide replacement housing**
- **Pay for moving of personal property**
- **Provide Advisory Assistance**





# Nonresidential Relocation

- **Advisory Assistance**
  - **Moving and Related Costs § 24.301**
  - **Reestablishment § 24.303**
  - **Related Nonresidential Costs § 24.304**
- OR-**
- **Option for Fixed Payment § 24.305**





# Three Quick Cases -financial benefits-

- A residential owner occupant
- A residential tenant
- A business





# The Residential Owner Occupant

Facts: Airport has bought their home for its fair market value

Airport must also offer:

1. Moving costs
2. Replacement Housing
  - Price differential
  - Incidental (closing) costs
  - Increased mortgage Interest cost





# The Residential Tenant Occupant

Facts: Airport has purchased their home from their landlord

Airport must also offer:

1. Moving costs
  
2. Replacement Housing
  - Rental Assistance; or
  - Down Payment Assistance





# The Business Occupant

Facts: Airport has purchased a business location

Airport must also offer:

1. Moving expenses: lots of options
2. Related nonresidential expenses
3. Reestablishment expenses

-OR-

4. A fixed payment





**Relocation:  
Not easy, but not as bad as it seems**

**Questions**





