

from his farm operation and who elects to accept the payment authorized by this subsection in lieu of the payment authorized by subsection (a) of this section, may receive a fixed payment in an amount equal to the average annual net earnings of the business or farm operation, except that such payment shall be not less than \$2,500 nor more than \$10,000. In the case of a business no payment shall be made under this subsection unless the Condemning Authority is satisfied that the business (1) cannot be relocated without a substantial loss of its existing patronage, and (2) is not a part of a commercial enterprise having at least one other establishment not being acquired by the Condemning Authority which is engaged in the same or similar business. For purposes of this subsection, the term "average annual net earnings" means one-half of any net earnings of the business or farm operation, before Federal, State, and local income taxes, during the two taxable years immediately preceding the taxable year in which such business or farm operation moves from the real property acquired for such project, or during such other period as the Condemning Authority determines to be more equitable for establishing such earnings, and includes any compensation paid by the business or farm operation to the owner, his spouse, or his dependents during such period.

6F. Housing Replacement By Condemning Authority as Last Resort.

If a project by the State, a municipality, political subdivision or agency thereof cannot proceed to actual construction because comparable replacement sale or rental housing is not available, and the head of the Condemning Authority determines that such housing cannot otherwise be made available he may take such action as is necessary to appropriate to provide such housing by use of funds authorized for such project, provided, however, the rules and regulations made for the purpose of implementing this section shall, in each instance, also be approved by the governing body of the political subdivision where the project is located.

6C 6F. Relocation Assistance Advisory Services.

(a) Whenever the acquisition of real property for a program or project undertaken by a Condemning Authority will result in the displacement of any person on or after the effective date of this section, the Condemning Authority shall provide a relocation assistance advisory program for displaced persons which shall offer the services described in subsection (b) of this section. If such Condemning Authority determines that any person occupying property immediately adjacent to the real property acquired is caused substantial economic injury because of the acquisition, it may offer such person relocation advisory services under such program.

(b) Each relocation assistance advisory program required by subsection (a) of this section shall include such measures, facilities, or services as may be necessary or appropriate in order to—

(1) determine the need, if any, of displaced persons, for relocation assistance;

(2) provide current and continuing information on the availability, prices, and rentals, of comparable decent, safe and sanitary sales and rental housing, and of comparable commercial properties and locations for displaced businesses;