

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.

12-206.

(a) Whenever the acquisition of real property for a program or project undertaken by a [condemning authority] PUBLIC OR PRIVATE AGENCY will result in the displacement of any person [on or after July 1, 1971], the [condemning authority] PUBLIC OR PRIVATE AGENCY 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] PUBLIC OR PRIVATE AGENCY 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;

(3) Assure that, within a reasonable period of time, prior to displacement there will be available in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced, decent, safe and sanitary dwellings, as defined by such [condemning authority] PUBLIC OR PRIVATE AGENCY equal in number to the number of and available to such displaced persons who require such dwellings and reasonably accessible to their places of employment, except that the head of the [condemning authority,] PUBLIC OR PRIVATE AGENCY may prescribe by regulation situations when such assurances may be waived;

(4) Assist a displaced person displaced from his business or farm operation in obtaining and becoming established in a suitable replacement location;

(5) Supply information concerning federal and State housing programs, disaster loan programs, and other federal or State programs offering assistance to displaced persons; and

(6) Provide other advisory services to displaced persons in order to minimize hardships to such persons in adjusting to relocation.

#### 12-206.1. REAL PROPERTY ACQUISITION POLICIES.

**WHENEVER REAL PROPERTY IS ACQUIRED BY A PUBLIC AGENCY, THE PUBLIC AGENCY, TO THE GREATEST EXTENT PRACTICABLE, SHALL BE GUIDED BY THE FOLLOWING POLICIES:**

**(1) THE PUBLIC AGENCY SHALL MAKE EVERY REASONABLE EFFORT TO ACQUIRE EXPEDITIOUSLY REAL PROPERTY BY NEGOTIATION.**

**(2) REAL PROPERTY SHALL BE APPRAISED BEFORE THE INITIATION OF NEGOTIATIONS, AND THE OWNER OR HIS DESIGNATED REPRESENTATIVE SHALL BE GIVEN AN**