

(1) RECOGNIZES, AT AN EARLY STAGE IN THE PLANNING OF SUCH PROGRAMS OR PROJECTS AND BEFORE THE COMMENCEMENT OF ANY ACTIONS WHICH WILL CAUSE DISPLACEMENTS, THE PROBLEMS ASSOCIATED WITH THE DISPLACEMENT OF INDIVIDUALS, FAMILIES, BUSINESSES, AND FARM OPERATIONS; AND

(2) PROVIDES FOR THE RESOLUTION OF SUCH PROBLEMS IN ORDER TO MINIMIZE ADVERSE IMPACTS ON DISPLACED PERSONS AND TO EXPEDITE PROGRAM OR PROJECT ADVANCEMENT AND COMPLETION.

(D) THE HEAD OF THE DISPLACING AGENCY SHALL COORDINATE THE RELOCATION ACTIVITIES PERFORMED BY THAT AGENCY WITH OTHER FEDERAL, STATE, OR LOCAL GOVERNMENTAL ACTIONS IN THE COMMUNITY WHICH COULD AFFECT THE EFFICIENT AND EFFECTIVE DELIVERY OF RELOCATION ASSISTANCE AND RELATED SERVICES.

12-207.

(a) If a [public] DISPLACING agency acquires [land] REAL PROPERTY, it shall be guided to the greatest extent feasible by the policies set forth in this section.

(b) The [public] DISPLACING agency shall make every reasonable effort to acquire expeditiously [land] REAL PROPERTY by negotiation.

(c) (1) [Land] REAL PROPERTY shall be appraised before the initiation of negotiations, and the owner or his designated representative shall be given an opportunity to accompany the appraiser during his inspection of the property.

(2) HOWEVER, THE LEAD AGENCY MAY PRESCRIBE A PROCEDURE TO WAIVE THE APPRAISAL IN CASES INVOLVING THE ACQUISITION BY SALE OR DONATION OF PROPERTY WITH A LOW FAIR MARKET VALUE.

(d) (1) Before the initiation of negotiations for [land] REAL PROPERTY, the [public] DISPLACING agency concerned shall establish an amount which it believes to be just compensation and shall make a prompt offer to acquire the [land] REAL PROPERTY for the full amount so established.

(2) This amount may not be less than the [public] DISPLACING agency's approved appraisal of the fair market value of the [land] REAL PROPERTY.

(3) The [public] DISPLACING agency concerned shall provide the owner of the [land] REAL PROPERTY to be acquired with a written statement of, and summary of the basis for, the amount it established as just compensation.

(4) If appropriate, the just compensation for the [land] REAL PROPERTY acquired and for damages to remaining [land] REAL PROPERTY shall be stated separately.