



REAL ESTATE SERVICES FEE SCHEDULE

Right of Way Management Services

Right of Way Management Includes: all processes, procedures, observations, data entry into LRS and management of all services needed to clear the right of way, including all the necessary activities to certify the right of way that has to be acquired to clear the project(s) for construction, in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT. The current version of the INDOT Real Estate Manual is located at http://www.in.gov/indot/2493.htm . All services listed below shall be required within the Right of Way Service Management scope of work.	
Report Type	Per Parcel Fee
Right of Way Management per parcel services fee	\$1,075 per parcel

Early Assessment Right of Way Cost Estimate

Early Assessment Real Estate Cost Estimate includes: all processes, procedures and observations to complete a Real Estate Cost Estimate assignment (including completion of the INDOT Real Estate Cost Estimate Spreadsheet) in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.
The \$130 per parcel fee is applicable up to 50 parcels, the fee for projects larger than 50 will be negotiated based upon complexity.

Appraisal Services

Waiver Valuations Include: all processes, procedures and observations to complete a waiver valuation report per Scope of Work assignment in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.	
Appraisal Reports Include: all processes, procedures and observations to complete an appraisal report per Scope of Work assignment in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.	
Report Type	Per Parcel Fee
Waiver Valuation: Any Property Type (Improved or Unimproved)	\$645
Value Finding: Any Property Type (Improved or Unimproved)	\$1,830
Short Form: Any Property Type (Improved or Unimproved)	\$2,690
Short Form: Residential / Ag (with affected improvements or a total take)	\$3,010
Short Form: Commercial / Industrial / Multi-Family / Special / Billboard (with affected improvements or a total take)	\$4,300
Long Form: Any Property Type (Unimproved)	\$3,230
Long Form: Residential / Ag (Improved)	\$4,300
Long Form: Commercial / Industrial / Multi-Family / Special (Improved)	\$10,760
Excess Land Appraisal	\$615

Appraisal fees are set by INDOT Review Appraisers or their supervisors when the APA is complete

Review Appraisal Services

Appraisal Problem Analysis Includes: all processes, procedures and observations to complete an Appraisal Problem Analysis per Scope of Work assignment in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.	
Appraisal Review Reports Include: all processes, procedures and observations to complete a review of an appraisal or waiver valuation per Scope of Work assignment in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.	
Report Type	Per Parcel Fee
Appraisal Problem Analysis (APA)	\$240
Waiver Valuation: Any Property Type (Improved or Unimproved)	\$380
Value Finding: Any Property Type (Improved or Unimproved)	\$920
Short Form: Any Property Type (Improved or Unimproved)	\$1,290
Short Form: Residential / Ag (with affected improvements or a total take)	\$1,455
Short Form: Commercial / Industrial / Multi-Family / Special / Billboard (with affected improvements or a total take)	\$2,050
Long Form: Any Property Type (Unimproved)	\$1,535
Long Form: Residential / Ag (Improved)	\$2,050
Long Form: Commercial / Industrial / Multi-Family / Special (Improved)	\$4,950

Buying Services

Buying Assignments Include: all processes, procedures and observations to complete the total or partial acquisition of real estate, the obtaining of temporary or access rights, or buying review, as each case may be per Scope of Work assignment, and in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.	
Report Type	Per Parcel Fee
Total/Partial Acquisition	\$1,930
Temporary/Access Rights	\$1,605
Buying Review	\$310

Relocation Services

Relocation Assignments Include: all processes, procedures and observations to complete the activities for relocation of residential or business owners or tenants, or personal property, or review of relocation activities, as each case may be per Scope of Work assignment, and in accordance with federal and state law, including but not limited to Federal Highway Administration rules and regulations, the current version of the INDOT Real Estate Division Manual, and as directed by INDOT.		
Report Type	Payment Schedule	Per Parcel Fee
Residential Owner / Tenant	70% payment when a 90-Day Notice is issued - 30% payment when R/W is cleared.	\$3,865
Business Owner / Tenant	70% payment when move amount is determined and approved by INDOT and the 90-Day Notice has been issued - 30% payment when R/W is cleared.	\$3,865
Personal Property Only	70% payment when move is determined and approved by INDOT and 90-Day Notice is issued - 30% payment when R/W is cleared.	\$1,615
Residential and Business Review	100% once the parcel is compliant and closed.	\$1,075
Personal Property Move Only Review	100% once the parcel is compliant and closed.	\$410



The above Fee Schedule will be effective for all new assignments (issued Purchased Orders) made on or after January 1, 2019. Any deviation from the above established fees will require pre-approval from a Manager in INDOT's Real Estate Department.

