



General
Services
Administration

Public
Buildings
Service

Washington, DC 20405

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PRL-82-11

Office of Space Management - PR

Subject: Applicability of Relocation Assistance Act

To : Regional Administrators
WA, 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A

There is a need to clarify the applicability of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646) to lease construction projects.

Subpart 101-18.312 of the Federal Property Management Regulations (FPMR) states that "the relocation provisions of the Act do not apply to leasing actions except when persons are displaced as a result of the condemnation of a leasehold interest, or threat of condemnation, or a lease construction project." In the past we have limited the application of the Act to lease construction projects requiring prospectus approval. This is in conflict with the FPMR, and you are hereby advised that the Act applies to all lease construction cases regardless of annual rental.

In order to lessen the impact of the Act on lease construction projects, it is important to select unimproved sites using assignable site options. When it is impracticable to select an unimproved site and construction of a building in response to the Government's lease award will result in the displacement of individuals or businesses, prior approval of this office must be obtained.

The region will submit a written request to enter into an assignable site option involving any improved parcels with existing tenants. The request will include the reason an unimproved site cannot be utilized, estimated relocation costs, and the method chosen to accomplish relocation (by the regional staff, by contract through a local authority, or through the lessor).

RICHARD O. HAASE
Commissioner

cc: All Assistant Regional Administrators for Public Buildings & Real Property
All Regional Directors, RED
Associate Administrator for Operations - AR