



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

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In Reply Refer to:

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July 17, 2006

EMS TRANSMISSION 07/18/2006

Instruction Memorandum No. OR-2006-050

Expires: 9/30/2007

To: All District Managers

From: State Director, Oregon/Washington

Subject: Supplemental Guidance on Authorization Requirements to Complete Appraisal Waivers for Low Value Acquisitions and Leases and Permits

Program Area: Real Property, Lands, Acquisition of Land and Interests in Land, and Leases and Permits.

Purpose: This Instruction Memorandum supplements policy and guidance and identifies specific requirements for completion of appraisal waivers pursuant to Instruction Memorandum No. OR-2006-048 (OR-IM-2006-048), dated July 5, 2006, and pursuant to the Federal Uniform Relocation and Assistance Act of 1970, as amended (Uniform Act) (42 U.S.C. 4601, et seq.).

Policy/Action: The authority to determine that a property would most likely be valued at \$10,000 or less is limited to properly trained Bureau of Land Management (BLM) Realty Specialists or other qualified personnel. The determination of qualifications will be based on documented training and experience, resulting in a certification by the designated Agency Approver to the qualified BLM Realty Specialist or other personnel to perform this action.

In order to maintain authority and receive certification, personnel must attend one of the courses listed on Attachment 2, Appraisal Waiver Provisions, OR-IM-2006-048, at least once every three years and receive a course score of 70 or more. Personnel must also demonstrate the need for the authority through preparation of appraisal waivers, also in accordance with the Appraisal Waiver Provisions of the before-mentioned IM.

Random sampling of completed Appraisal Waivers by the qualified personnel will determine the individual's capability for continued authority.

Please note this authority does not apply to sales/disposals pursuant to 43 CFR Group 2700 – Disposition; Sales.

Timeframe: This Instruction Memorandum is effective upon receipt.

Budget Impact: The efficient use of the appraisal waiver authority provided under the above mentioned regulations of the Uniform Act reduces the overall cost of BLM funded valuation services while at the same time providing equitable treatment of landowners.

Background: “Title 49 CFR 24 implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 . . . The Uniform Act provides for an agency to employ an appraisal waiver, defined as “the valuation process used and the product produced when the Agency determines that an appraisal is not required.”

Manual/Handbook Sections Affected: Affects the Bureau of Land Management Handbook, H-2101-1, Acquisition, and regulations at 43 CFR 2920.

Coordination: This document was coordinated with Helen Honse, Regional Appraiser, Northwest Region, Department of the Interior, Appraisal Services Directorate

Contact: Pamela Chappel, Land Law Examiner/Program Lead for Land Tenure Adjustments, at 503-808-6170.

Districts with Unions are reminded to notify their unions of this Instruction Memorandum and satisfy any bargaining obligations before implementation. Your servicing Human Resources Office or Labor Relations Specialist can provide you assistance in this matter.

Signed by
James G. Kenna
Associate State Director

Authenticated by
Mary O'Leary
Management Assistant

Distribution
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