Form 34
When the Model Uniform Relocation Act (URA) Does Not Apply

Below is an excerpt from 49 CFR 24.101(a) which describes instances when the URA does not apply. Consult the Glossary, Section VI, for definition of words underlined.

1.   Voluntary-To qualify as a voluntary transaction, all of the following conditions must be met:

   a. No specific site or property needs to be acquired, although the **Agency** may limit its search for alternative sites to a general geographic area. When an **Agency** wishes to purchase more than one site within a geographic area on this basis, all owners are to be treated similarly.

   b. The property to be acquired is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits.

   c. The **Agency** will not acquire the property in the event negotiations fail to result in an amicable agreement, and the owner is so informed in writing.

   d. The **Agency** will inform the owner of what it believes to be the fair market value of the property.

2.   Acquisitions for **programs** or projects undertaken by an **agency** or **person** that receives **Federal financial assistance** but does not have authority to acquire property by eminent domain, provided that such **Agency** or **person** shall:

   a. Prior to making an offer for the property, clearly advise the owner that it will not acquire the property if negotiations fail to result in an amicable agreement; and

   b. Inform the owner of what it believes to be fair market value of the property.

3.   The acquisition of real property from a Federal agency, State, or State agency, if the **Agency** desiring to make the purchase does not have authority to acquire the property through condemnation.

4.   The acquisition of real property by a cooperative from a person who, as a condition of membership in the cooperative, has agreed to provide, without charge, any real property that is needed by the cooperative.