§ 102–73.285

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§ 102–73.285 [Reserved]

§ 102–73.290 Are there any prohibitions when a Federal agency pays “just compensation” to a tenant?

Yes, Federal agencies must not—
(a) Duplicate any payment to the tenant otherwise authorized by law; and
(b) Pay a tenant unless the landowner disclaims all interests in the tenant’s improvements. In consideration for any such payment, the tenant must assign, transfer, and release to the Federal agency all of its right, title, and interest in the improvements. The tenant may reject such payment under this subpart and obtain payment for its property interests according to other sections of applicable law.

§ 102–73.295 Expenses Incidental to Property Transfer

§ 102–73.295 What property transfer expenses must Federal agencies cover when acquiring real property?
Federal agencies must—
(a) Reimburse property owners for all reasonable expenses actually incurred for recording fees, transfer taxes, documentary stamps, evidence of title, boundary surveys, legal descriptions of the real property, and similar expenses needed to convey the property to the Federal Government;
(b) Reimburse property owners for all reasonable expenses actually incurred for penalty costs and other charges to prepay any existing, recorded mortgage that a property owner entered into in good faith and that encumbers the real property;
(c) Reimburse property owners for all reasonable expenses actually incurred for the prorated part of any prepaid real property taxes that cover the period after the Federal Government gets title to the property or effective possession of it, whichever is earlier; and
(d) Whenever possible, directly pay the costs identified in this section, so property owners will not have to pay them and then seek reimbursement from the Government.

§ 102–73.300 Are Federal agencies required to pay for litigation expenses incurred by a property owner because of a condemnation proceeding?

Federal agencies must pay reasonable expenses for attorneys, appraisals, and engineering fees that a property owner incurs because of a condemnation proceeding, if any of the following are true:
(a) The court’s final judgment is that the Federal agency cannot acquire the real property by condemnation.
(b) The Federal agency abandons the condemnation proceeding other than under an agreed-on settlement.
(c) The court renders a judgment in the property owner’s favor in an inverse condemnation proceeding or the Federal agency agrees to settle such proceeding.

§ 102–73.305 Relocation Assistance Policy

§ 102–73.305 What relocation assistance policy must Federal agencies follow?

Federal agencies, upon approval from GSA, must provide appropriate relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, 42 U.S.C. 4651–4655, to eligible owners and tenants of property purchased for use by Federal agencies in accordance with the implementing regulations found in 49 CFR part 24. Appropriate relocation assistance means that the Federal agency must pay the displaced person for actual—
(a) Reasonable moving expenses (in moving himself, his family, and business);
(b) Direct losses of tangible personal property as a result of moving or discontinuing a business;
(c) Reasonable expenses in searching for a replacement business or farm; and
(d) Reasonable expenses necessary to reestablish a displaced farm, nonprofit
organization, or small business at its new site, but not to exceed $10,000.

PART 102–74—FACILITY MANAGEMENT

Subpart A—General Provisions

Sec. 102–74.5 What is the scope of this part?
102–74.10 What is the basic facility management policy?

Subpart B—Facility Management

102–74.15 What are the facility management responsibilities of occupant agencies?

OCCUPANCY SERVICES

102–74.20 What are occupancy services?
102–74.25 What responsibilities do Executive agencies have regarding occupancy services?
102–74.30 What standard in providing occupancy services must Executive agencies follow?
102–74.35 What building services must Executive agencies provide?

CONCESSION SERVICES

102–74.40 What are concession services?
102–74.45 When must Federal agencies provide concession services?
102–74.50 Are Federal agencies required to give blind vendors priority in operating vending facilities?
102–74.55 Are vending facilities authorized under the Randolph-Sheppard Act operated by permit or contract?
102–74.60 Are Federal agencies required to give blind vendors priority in operating cafeterias?
102–74.65 Are cafeterias authorized under the Randolph-Sheppard Act operated by permit or contract?

ASSET SERVICES

102–74.105 What are asset services?
102–74.110 What asset services must Executive agencies provide?

102–74.115 What standard in providing asset services must Executive agencies follow?
102–74.120 Is a prospectus required to be submitted before emergency alterations can be performed?
102–74.125 Are prospectuses required for reimbursable alteration projects?
102–74.130 When a prospectus is required, can GSA prepare a prospectus for a reimbursable alteration project?
102–74.135 Who selects construction and alteration projects that are to be performed?
102–74.140 On what basis does the Administrator select construction and alteration projects?
102–74.145 What information must a Federal agency submit to GSA after the agency has identified a need for construction or alteration of a public building?
102–74.150 Who submits prospectuses for the construction or alteration of public buildings to the Congressional committees?

ENERGY CONSERVATION

102–74.155 What energy conservation policy must Federal agencies follow in the management of facilities?
102–74.160 What actions must Federal agencies take to promote energy conservation?
102–74.165 What energy standards must Federal agencies follow for existing facilities?
102–74.170 May exceptions to the energy conservation policies in this subpart be granted?
102–74.175 Are Government-leased buildings required to conform with the policies in this subpart?
102–74.180 What illumination levels must Federal agencies maintain on Federal facilities?
102–74.185 What heating and cooling policy must Federal agencies follow in Federal facilities?
102–74.190 Are portable heaters, fans, and other such devices allowed in Government-controlled facilities?
102–74.195 What ventilation policy must Federal agencies follow?
102–74.200 What information are Federal agencies required to report to the Department of Energy (DOE)?

RIDESHARING

102–74.205 What Federal facility ridesharing policy must Executive agencies follow?
102–74.210 What steps must Executive agencies take to promote ridesharing at Federal facilities?