

BUSINESS REPLACEMENT PAYMENT – TENANT

Computation Form
Unnumbered 11/2019

Subject Property

Business Legal Name – Filed with State of Wisconsin			Land Area
Address		No. Parking Stalls	Total Area of Subject Buildings(s) sq. ft.
Subject Prop.-Unit Type-Business, Farm, Non-Profit		Building Age	
Type of Construction	Code Compliant	Type of Neighborhood	
Utilities Available		Access to Public Services	Soil Quality

- Yes, Carve-out – Attach explanation.
 No Carve-out

Section A – Available Comparable Properties – Computations are made using Comparable Property A listed below

Comparable Property	Address or Location	List Price
A		\$
B		\$
C		\$

Section B – Computation of rent supplemental payment for tenant-occupant

1. New monthly rent (from Comparable A) at \$ _____ per month x 48 months	\$ _____
2. Less average monthly rent at \$ _____ per month x 48 months (verified/documented) OR <input type="checkbox"/> Economic Rent (attach)	\$ _____
3. Equals	\$ _____
4. Plus Total Costs from Section C for Comparable A	\$ _____
5. Equals Business Replacement Payment indicated as the calculated maximum differential payment	\$ _____

Section C – Costs of necessary physical changes comparable properties

Discussion of physical changes and justification for each must be included with supporting documentation of each comparable property along with the listing information with cost sources.

Comparable Property	Brief Description of changes needed	Total Cost
A		\$
B		\$
C		\$

NOTE: Rental differential computations are maximum amounts. Only those amounts actually spent up to the maximum will be reimbursed. Reasonable project costs are a category of reimbursable costs under the business replacement payment per s. 32.19 (4m), Wis. Stats. Business tenant occupants are eligible for reimbursement of reasonable project costs in addition to the replacement business payment received by WisDOT, if determined by WisDOT BTS as actual, reasonable and necessary.

Attachments

*Business Comparison Chart

*Documentation of comparable properties from source of information with cost information and sources of any necessary physical changes

Relocation Specialist Statement of Certification - I certify that:

1. The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
2. I understand that the determination may be used in connection with a Federal Aid Project;
3. I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit as a result.

APPROVAL RECOMMENDED:

Relocation Specialist Date

COMPUTATION APPROVED BY:

BTS-RE Statewide Relocation Facilitator Date

Project ID Project County Parcel

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Wisconsin Department of Transportation

Comparison Chart

ITEM	SUBJECT PROPERTY	COMPARABLE A	COMPARABLE B	COMPARABLE C
Business Legal Name				
Unit Type – Business, Farm, Non-Profit				
Address				
Functionally equivalent				
Distance from subject				
Land area				
Total Area of Subject Building(s)				
Type of Construction				
State of Repair				
Building Age				
Utilities Available				
Zoning				
Code Compliant				
No. Parking Stalls				
Access to Public Services				
Total Cost of necessary physical changes to comparable properties		\$	\$	\$
List Price	\$	\$	\$	\$
Total Cost	\$	\$	\$	\$

All properties identified are considered comparable. The comparable property in which the BRP calculation is made is Comparable A.

Explanation (Attach further pages if necessary.):

Project ID

Project

County

Parcel