

BUSINESS REPLACEMENT PAYMENT – TENANT

Estimated Pricing Differential Computation
 Unnumbered 07/2021

Wisconsin Department of Transportation

Original Revised

Name	Name of Relocation Specialist
Subject Property Address	Relocation Specialist Contact Information

SECTION A – Available Comparable Property

Computations are made using Comparable Property A listed below. Computations are maximum amounts. Only those amounts actually spent and other reasonable project costs, up to the maximum will be reimbursed.

ITEM	SUBJECT PROPERTY	COMPARABLE A	COMPARABLE B	COMPARABLE C
Business Legal Name <small>Filed with the State of Wisconsin</small>				
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				
Listed Rental Value			\$	\$

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

Carve-out Explanation

Project ID

County

Parcel No

Occupant Name

SECTION B – Explanation

Discuss comparable properties used and how they are functionally equivalent to the subject.

Comparable Property	Brief description of comparable properties
A	
B	
C	

SECTION C – Pricing Differential Calculation

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 Pricing Differential	\$ _____

ATTACHMENTS

- Documentation of comparable properties from source of information. Please label all sources in respect to the comparable.

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_____
County_____
Parcel No_____
Occupant Name

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Reasonable Project Costs

SECTION D – Costs of necessary physical changes to make comparable properties comparable

Computations are made using Comparable Property A. 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 pricing differential received by WisDOT, if determined by WisDOT BTS as actual, reasonable and necessary.

ITEM	SUBJECT PROPERTY	COMPARABLE A	COMPARABLE B	COMPARABLE C
Total Cost		\$	\$	\$

All properties identified are considered comparable. Only costs associated with Comparable A are utilized to calculate maximum amounts under the Business Replacement Payment category for a tenant occupant.

SECTION E – Discussion of physical changes

Discuss any physical changes and justification for each comparable in the space provided below.

Comparable Property	Brief description of changes needed
A	
B	
C	

ATTACHMENTS

- Cost Sources in support of necessary physical changes needed to meet comparability needs of the business. Please label all sources in respect to the comparable.

SECTION F – Business Replacement Payment

1. Pricing Differential from Section B (or Section C)	\$
2. Cost of Physical Changes needed to make "Comparable A" comparable to subject	\$
3. Equals Total Maximum Eligibility under Business Replacement Payment Category	\$

Project ID

County

Parcel No

Occupant Name