Real Estate Payments Quick Reference Guide	Real Estate Payments Quick Reference Guide	Real Estate Payments Quick Reference Guide
Chapter 32 *Eminent Domain Statute*	**Chapter 16** *State (DOA) Procurement Statute*	**Chapter 84** *Transportation Contracting Statute*

Real Estate Payments
Quick Reference Guide

Chapter 32
Eminent Domain Statute

- Tells us how to acquire land, relocate people and businesses, all in the interest of public benefit

- Applies to ALL state government agencies

- READS payments:
  Acquisition
  Additional parcel costs
  Litigation
  Miscellaneous incidentals
  Owner appraisal fees
  Partial release fees
  Relocation
  Taxes (acquisition year only)
  Utilities

Questions about READS payments?
See Payment Request Checklist (RE1002)

Also, view video tutorial: Exercise 12 - creating a payment request

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Chapter 16
State (DOA) Procurement Statute

- Tells us how to purchase goods and services

- Applies to ALL state government agencies

- Commonly called "low bid" purchasing

- Get to know your regional purchasing staff ☺

- Purchase orders:
  Asbestos inspections
  Lawn mowing
  Plumbing winterization
  Register of Deeds (ROD) filing/recording fees
  Securing buildings
  Snow removal
  Title searches/updates
  Well/Septic abandonment

- Dollar thresholds:
  $5000 or less: best judgment
  $5000.01 - $50,000: simplified bid
  Over $25,000: CBA required
  Over $50,000: RFB/RFP required

Why not READS payments for this stuff?
➢ Liability protection (property mgmt.)
➢ Ongoing services (ROD, titles)

Chapter 84
Transportation Contracting Statute

- Tells us how to contract specifically for transportation services

- Applies mostly to WisDOT

- Commonly called "consultant contracting"

- Get to know your regional contracting staff ☺

- Consultant contracts for real estate services:
  Access management
  Appraisal
  Appraisal Review
  Full service

- Demolition/site clearance contracts

- Dollar thresholds:
  $75,000 or less: small purchase
  Over $75,000: master contract/WO's

- Master contracts: 2-3 fiscal years

- Work Orders (WO): written against master contracts

- Certain items in WO's negotiable