

The Right-of-Way Process: What To Expect

- OTA works diligently to **minimize impacts to property owners** and will work alongside them to treat them fairly and compensate them for the just value of their property.
- OTA is **sensitive to the needs of the property owners** who are impacted by a new alignment and will work with them in every possible way to reach an agreement.
- **Property owners are the priority** of the OTA in this process. They are urged to contact the OTA for first-hand information directly from the source so they can understand and take advantage of all their options.
- OTA representatives are available to answer general questions during the location selection phase. They will continue to be available to property owners to answer specific questions once the alignment has been selected. **Property owners will be presented with all their options to protect their rights.**



Frequently Asked Questions

Will I be forced to sell my property?

Property owner rights are protected by the U.S. Constitution and the Oklahoma Constitution. OTA works hard to negotiate with property owners for a win-win situation and avoids the eminent domain process as much as possible. If the property owner is within the project alignment and no agreement is reached, only then does the law allow eminent domain and only with fair compensation.

What if only part of my land is needed?

You'll be compensated for the land acquired. The OTA may negotiate for impacts to the remaining property.


How does the OTA determine fair market value?

OTA uses independent appraisers who are certified as general appraisers in the state of Oklahoma to determine an offer amount for a property. This may include additional compensation for the following: moving expenses and enhancements.

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Understanding The Right-of-Way Process

A Guide for Property Owners



OKLAHOMA
Turnpike Authority



Your Rights & Negotiation

- You have the right to review the appraisal and submit a counteroffer if you believe your property was undervalued.
- OTA is committed to good faith negotiation and will work with you to reach a fair agreement.
- You may retain groundwater rights if you wish—surface rights only would be acquired.
- Property owners have the right to dispute an offer at every level. OTA will continue to negotiate during every phase of the process.



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The Right-of-Way Process: Your Rights

1. Notice of Interest (NOI)

You'll receive a letter from the OTA if your property may be affected. It includes the contract for the acquisition company (Service Provider).

2. Property Survey

With advance notice, the OTA may enter the property to survey. You're encouraged to coordinate access and communicate concerns.

3. Appraisal

A certified appraiser will inspect the property. You can attend the inspection and share important details (e.g., improvements or additions).

4. Offer Letter

Based on the appraisal, the OTA will present you with an offer representing fair market value, including any damages to remaining property.



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After Agreement: What Happens Next?

Once you accept an offer, the OTA coordinates with a title company to complete the sale and closing.

You may be eligible for an extended occupancy after closing—ask about an Occupancy Agreement.

Moving costs may be estimated and included in compensation.

