

Property Owner Rights and Process

South Extension Turnpike

- The Oklahoma Turnpike Authority is in the process of selecting an alignment for the South Extension Turnpike in south Norman. OTA is inviting all Norman area citizens and business owners to provide input so that the best route can be selected. Public meetings are scheduled for May 19 and May 21, and a digital comment form will remain active until June 30 at www.accessoklahoma.com
- The alignment is expected to be finalized by the end of 2025 with engineering design work beginning by early 2026. Once the alignment is selected, property owners will be identified and notified.

Property Acquisition - What to Know

- 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 the 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 and 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. Landowners with questions may at any time call the ACCESS hotline at 1-844-562-2237 (1-844-54-ACCES) or email info@accessoklahoma.com
- Property-owners who will be impacted by the new alignment will be guided through the entire process. They will be presented with all their options to protect their rights.

Property Acquisition - How it Works

- Property owner rights are protected by the U.S. Constitution and the Oklahoma Constitution, and they ensure that private property shall not be taken or damaged for public use without just compensation.
- When the OTA begins the right-of-way process, the Authority will contact landowners through mail to coordinate meetings to discuss appraisals and offers.
- OTA uses independent appraisers who are certified as general appraisers in the state of Oklahoma to determine fair market value.
- Based on independent appraisals, an offer letter is presented to the property owner, which may also include additional compensation for the removal of personal property.
- In this process, a right-of-way agent will review project plans and collaborate with property owners to gather essential information, such as ownership records, liens, mortgages and tenant details.
- The OTA often offers above the fair market value of a property and works hard to negotiate with property owners for a win-win situation.
- The eminent domain process is rarely used but even after a property case moves to district court, OTA continues to negotiate in good faith with property owners.