

ROW Manual Chapter 3 – Most Significant Updates

Section(s)	Description	Change	Comment
Chapter 3	Entire Chapter	Accessibility Compliance	Per House Bill 21-1110 - CDOT shall make reasonable modifications to policies, practices, and procedures in an effort to ensure CDOT programs are accessible to individuals with disabilities and to ensure nondiscrimination against persons with disabilities. The State of Colorado is committed to providing equitable access to our services to all Coloradans. Our ongoing accessibility effort works towards being in line with the Web Content Accessibility Guidelines (WCAG) version 2.2, levels A and AA criteria, per the State of Colorado Technical Standard TS-OEA-002 and House Bill 21-1110 .
3.1.30 3.8.1 3.8.2 3.8.3 3.10.13 1.13.1 3.15	Sign Categories	Name change from on-premise, off-premise, and billboard, to Advertising Device as appropriate	SB21-263 took effect in Colorado on June 30, 2021, changing the permitting and enforcement processes for the control of advertising devices in areas near interstates and state highways and visible to the traveling public from the roadway to a compensation-based approach. Along with other changes, this new law removed the previous categories of outdoor advertising devices (i.e., On-Premise Sign, Off-Premise Sign, Official Sign, and Directional Sign) from the rules . Billboards and other signs are now referred to as ‘advertising devices’. “Advertising device” means any outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, or any other contrivance designed, intended, or used to advertise or inform, for which compensation is directly or indirectly paid or earned in exchange for its erection or existence by any person or entity, and having the capacity of being visible from the travel way of any state highway, except any advertising device on a vehicle using the highway or any advertising device that is part of a comprehensive development. The term “vehicle using the highway” does not include any vehicle parked near said highway for advertising purposes. C.R.S. 43-1-403

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<p>3.1.20 3.3 3.3.1 3.3.7 3.14.2</p>	<p>Conservation easement valuation</p>	<p>Added exception to the Undivided Basis Rule for valuation of Conservation Easements to comply with new law</p>	<p>Pursuant to SB22-208, and beginning June 7, 2022, property in Colorado being acquired that is encumbered by a conservation easement should be valued without consideration to the limitations for the conservation easement places on that property C.R.S. 38-30.5-107.5</p>
<p>3.1.11</p>	<p>Record Keeping</p>	<p>1) Updated workfile retention quote to be in sync with 2024 USPAP and 2) removed specific reference to CDOT’s ProjectWise</p>	<p>Per USPAP the Record Keeping Rule establishes the workfile requirements. CDOT has changed the document management system from ProjectWise to OnBase</p>
<p>3.1.12 3.15.2.2</p>	<p>Exposure Time</p>	<p>Removed language referencing Exposure Time as a Jurisdictional Exception to USPAP</p>	<p>The exposure time <i>thing</i> in Colorado is not a JE because our jury instruction Market Value definition does not, reference exposure time. Because it does not, there is no violation to USPAP that would require a JE disclaimer. There is nothing contrary we are doing here with respect to USPAP or Yellow Book</p>
<p>3.1.14 3.10.21</p>	<p>Affected Area</p>	<p>Modified the requirements to have a “Plat” to indicate a “Map”, “Drawing”, or Sketch is sufficient</p>	<p>The idea here is that the appraiser can describe an affected area without having to have a ‘plat’ developed when a map, drawing, or sketch is sufficient to illustrate the affected area.</p>
<p>3.1.19 3.1.22</p>	<p>USPAP</p>	<p>Modified reference s from prior versions of USPAP to the current 2024 version of USPAP</p>	<p>Cleaned up references from USAP 2020-2021 to the current USPAP 2024 The Appraisal Foundation has gone away from updating USPAP every two years. As such that reference has been eliminated from CDOT’s ROW Manual Chapter 3.</p>

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3.1.25	Property Inspection	Cleaned up language referencing the Owner Appraiser Contact Sheet	CDOT eliminated the use of the Owner Appraiser Contact Sheet some years ago.
3.6.2	Leases, Maintenance Sites, Excess Parcels/Other Disposals, and Trades	Changed reference from chapter 6 to chapter 7	Details concerning Leases are located in the CDOT ROW Manual chapter 7 not chapter 6.
3.9.4	Appraisal for the Disposition of Excess ROW	1) Cleaned up references Federal Requirements 2) re-wrote Enhancement or Plottage section	1) Corrected the reference to Federal Requirement 23 CFR 710.403(e) 2) The Enhancement or Plottage section was re-written to eliminate discrepancies between chapter 3 and the appraisal template.
3.10.2	Review Appraiser Qualification	Cleaned up reference to GP IV and V levels	The Colorado Department of Personnel Administration reclassified Appraisers and removed them from the General Professional (GP) classification.

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3.1.27	Rounding Calculations	Removed requirement to round up to \$10 and discouraged rounding in a partial take Before & After analysis to avoid	Rounding calculations and mathematical sums in appraisal reports, waiver valuations, FMVs and related valuation or summation documents is neither required nor prohibited. When rounding is applied in such documents, it may be applied at the discretion of person who is rounding the numerical information. Rounding is discouraged in the appraisal conclusions of a Partial Acquisition for the Remainder Value Before Take and Remainder Value After Take. This is because rounding these calculations can result in differences between the two valuations that would suggest a damage or benefit where there is none but was caused by differences in rounding at opposite ends of the Before/After valuation spectrum
3.1.28 3.2.3 3.2.7 3.10.5 3.10.9 3.15	Exhibits Online	Changed language to reference contacting the CDOT ROW Appraisal Program for copies of the Appraisal Formats/Templates or other forms	A decision has been made that at this time, the Appraisal Formats/Templates and other Appraisal forms will be removed from the CDOT website. These documents are available but not in an 'accessible compliant' form.
3.14	Jurisdictional Exceptions	Added sub-sections 3.14.3	Cleaned up language for Jurisdictional Exceptions (JE) and Assignment Conditions by moving Assignment Condition exemplified into a separate subsection 3.14.3 in order to provide clarification and distinction from what is a JE versus what is an assignment condition.