



RIGHT OF WAY MANUAL DIRECTIVE

RWMD NUMBER:

25-05

ISSUANCE DATE:

09-11-2025

EFFECTIVE DATE:

Immediately

APPROVED BY:

GRANT J. SEMPLE

Chief, Office of Appraisals and Local Programs
Division of Right of Way and Land Surveys

SUBJECT:

Bid Lease Valuations – Typical Minimum Rental Value

PURPOSE:

To update the manual policy to better reflect the current needs of the Airspace Program (Airspace) and create a new Exhibit for Bid Lease Valuations, 07-EX-27.

REFERENCES:

- [Right of Way Manual](#) Chapter 7, Section 7.15.04
- [Right of Way Manual](#) Exhibit 07-EX-27 (New)

BACKGROUND:

Bid lease valuations are a method of documenting the minimum rental rates for leasing airspace parcels that will undergo a competitive bid process. Airspace is currently working to revise its policy to meet new requirements placed upon it and establish best practices to ensure the work is performed within the time windows allowed. The Appraisal Program completes the valuation assignments for Airspace in accordance with Chapter 7 of the Right of Way Manual.

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EXISTING POLICY OR PROCEDURE:

The existing policy noted in Right of Way Manual Section 7.15.04 is that the typical low and the typical high rental values be presented as a range of value. Additionally, there was previously no Exhibit for Bid Lease Valuations provided.

NEW POLICY OR PROCEDURE:

All of the 7.15.04 that exists will remain in effect, except that a range of value will not be required to be presented, but instead the typical minimum rental value. In addition, Bid Lease Valuations will be required to be completed on 07-EX-27.

RESPONSIBILITIES:

Districts shall:

- Ensure Bid Lease Valuations are performed on 07-EX-27, in accordance with 7.15.04.
- Upload completed Bid Lease Valuations into ROWMIS 2, under the Real Property Services tab.

HQ Office of Appraisals shall:

- Update the relevant Right of Way Manual Sections and Exhibits referenced in this RWMD.

LINKS/RESOURCES:

- [Right of Way Manual](#) Chapter 7

DISTRIBUTION LIST:

- Appraisal Functional Council
- Right of Way Management Board
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