

Michigan Department of Transportation (MDOT)
Excess Property Request
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This is an overview of the process for purchasing Michigan Department of Transportation (MDOT) owned property.

Step 1 – Request/Submission

Any person interested in purchasing MDOT owned property must submit the following information to the MDOT Contact below:

- MDOT Excess Property Request - Page 2.
- Recorded instrument that shows MDOT's interest in the property you are requesting.
- MDOT right-of-way map for the property you are requesting with the exact area highlighted. The MDOT right-of-way maps are located at <http://mdotcf.state.mi.us/public/ROWFiles/> or call Jim Meister at (517) 373-4146 for assistance.

Step 2 – MDOT Engineering Review

Upon receipt of the above information, MDOT will conduct an Engineering Review to determine if the property can be sold. The Engineering Review process is performed by specialized areas throughout MDOT that determine if there is the need to retain the property for any current or future transportation needs, as well as any environmental conditions that could prohibit a sale.

Step 3 – Legal Description & Sketch

If the MDOT Engineering Review is approved, a legal description and sketch is prepared for the property approved for release. In some instances a survey may be necessary.

Step 4 – Appraisal/Appraisal Review

MDOT is required by federal law to receive fair market value when selling property. MDOT's Appraisal Unit will either contract out or prepare an appraisal to determine the fair market value of the property. The appraisal is reviewed and approved by MDOT.

Step 5 – Sale

MDOT sells property either by direct sale or sealed bid/auction as follows:

Direct Sale (Public): Local agencies are given the first opportunity to purchase property for either a transportation or public purpose.

- Transportation purpose - An appraisal is not required and a permanent reverter is placed on the conveyance which states the property must be used for a transportation purpose or it will revert back to MDOT.
- Public purpose - An appraisal is required and a 10-year reverter is placed on the conveyance which states the property must be used for a public purpose for a 10-year period.

Direct Sale (Private): One of the following conditions must be met for private individuals interested in purchasing MDOT property.

The requestor must pay for the appraisal of the property.

- The property is landlocked and has only one abutting owner.
- The property is accessible and has only one abutting owner, but is undevelopable.
- The property is landlocked or is undevelopable and has 2 or more abutting owners. A notarized waiver of purchase is required from all abutting owners.

Auction Sale: If the requested property does not qualify for a direct sale, the property will be available for sale at public auction or sealed bid sale for the fair market value and sold to the highest bidder.

MDOT Contact:

Teresa Vanis
MDOT – Real Estate Section
P.O. Box 30050
Lansing, MI 48909
vanist@michigan.gov
(517) 373-4135

This entire process can take approximately one year to complete.

Visit the MDOT Excess Property website at www.michigan.gov/mdot-land for additional information.

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Excess Property Request

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REQUESTOR INFORMATION	
NAME	COMPANY
ADDRESS	CITY/STATE/ZIP
PHONE	EMAIL
Are you the sole abutting owner? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is the property landlocked? <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you made a previous request for the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, when?	
Have you previously spoken with someone at MDOT? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, who?	
REQUESTED PROPERTY INFORMATION	
TYPE OF RELEASE <input type="checkbox"/> SALE <input type="checkbox"/> EASEMENT <input type="checkbox"/> BREAK IN LIMITED ACCESS <input type="checkbox"/> EXCHANGE <input type="checkbox"/> RELINQUISHMENT OF EASEMENT <input type="checkbox"/> LEASE/LICENSE/RENTAL	
MDOT CONTROL SECTION (if known)	MDOT PARCEL(S) (if known)
COUNTY	TOWNSHIP/CITY
ADDRESS	NEAREST CROSS ROAD
LOCATION	
DETAILED EXPLANATION OF REQUEST	
SIGNATURE	DATE