

Land, ROW & Easement Acquisition Consulting Services

ERM & Associates is a full service land and easement acquisition company with a proven record of success in providing professional negotiations for the acquisition of land, easements and rights-of-ways. ERM has been assisting Municipalities, Utility Companies, Green Energy Providers and Airports from Washington, DC to the Tidewater of Virginia. ERM has expanded its service offerings to include in-house appraisal services and the contracting and management of title reports. Recently, ERM pursued and has been approved as a VDOT ROW Consultant firm throughout the State of Virginia. We realized this step was necessary to fully assist municipalities like Prince William County. The VDOT process of acquisition is much more in-line with most of our County Government and Airport clients in the State of Virginia. We will continue to service our Utility Company clients employing the acquisition process we created, evolved and strengthened over the past 40+ years. We are accustomed to facilitating the purchase of property, starting with conducting initial price analysis, the negotiation of the purchase price and ultimately the closing of the transaction. ERM has its own real estate broker on staff, as well as multiple licensed realtors in the State of Virginia. ERM has managed the upgrade of multiple streetscape enhancement project tasks, including the acquisition of easements and ROW's, to the coordination of underground utilities. We have managed the acquisition of property for multiple future schools, beginning with completing studies for potential site locations, to the negotiations of an agreed upon purchase price and ending with a signed contract for purchase on behalf of our customers.

- **Fee Simple Land Purchases**
- **ROW Acquisitions**
- **Easement Acquisitions**
- **Relocation Services**
- **Appraisals for Land, ROW & Easement Acquisition**
- **Title Work Management**
- **Real Estate Contract Negotiations**
- **Site and Route Selection Services**
- **Compensation Agreement & Final Offer Letter Creation**
- **Condemnation Support (if necessary)**

ERM & Associates has assisted in the largest Water & Sewer projects across the State of Virginia and The District of Columbia by acquiring the necessary property & easements required for the success of those projects. Examples are Loudoun Water's Potomac Water Supply Project and DC Water's Clean River Initiative. We have doubled our client base in the past 2 years. Examples of our newly acquired clients are DC Water, Albemarle County, Rivanna Water & Sewer Authority, Albemarle County Service Authority and The City of Norfolk.

ERM & Associates has completed ROW acquisitions for multiple municipal governments in preparation for our submittal to VDOT. This was a major factor in VDOT approving ERM for ROW Consultant Services. Examples of local governments in Virginia which ERM has completed projects for are The City of Falls Church, Albemarle County, Loudoun County, and the Town of Culpeper.

The same level of professionalism and care towards the general public goes into every project. ERM & Associates has been working with several clients for multiple decades, which shows the level of service that we provide. Our loyal clients can attest to our ability to effectively negotiate based on each project's pre-set requirements.