



RWA, RWP and SR/WA Formal Education & Qualifying Experience Requirements

Candidates for the RWA must:

- Hold a 2-year degree (US) or a diploma (CDN) or the international equivalent; the degree must be earned prior to submitting a completion application.

Or in lieu of a degree, complete any of these additional requirements:

- Additional two (2) years of qualifying ROW experience (in addition to one (1) year of qualifying experience).
- Additional 128 IRWA approved credit units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA, or
- AAPL or CAPL Certification

Qualifying & Current Right of Way Experience:

- One (1) year within the last five (5) years. RWP formal education & qualifying right of way experience:

Candidates for the RWP must:

- Hold a 2-year degree (US) or a diploma (CDN) or the international equivalent; the degree must be earned prior to submitting completion application.

Or in lieu of a degree, complete any of these additional requirements:

- Additional two (2) years of qualifying ROW experience (in addition to three (3) years of qualifying experience).
- Additional 128 IRWA approved credit units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA, or
- AAPL or CAPL Certification

Qualifying & Current Right of Way Experience:

- Three (3) years within the last seven (7) years.

Candidates for the SR/WA must:

- Hold a bachelor's degree (BA/BS in US or university degree (CDN), or the international equivalent. The degree must be earned prior to submitting a completion application.



In lieu of a degree options:

- A. 2-year degree/diploma + additional 2-year degree/diploma
- B. 2-year degree/diploma + AAPL/CAPL Landman Certification
- C. 2-year degree/diploma + two (2) years of ROW experience (in addition to five (5) years of qualifying ROW experience)
- D. 2-year degree/diploma + 128 additional IRWA education units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA
- E. AAPL/CAPL Landman Certification + two (2) years of ROW experience
- F. AAPL/CAPL Landman Certification + 128 additional IRWA education units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA
- G. Four (4) years ROW experience (in addition to five (5) years of qualifying ROW experience)
- H. Two (2) years of ROW experience + 128 additional IRWA education units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA
- I. 256 additional IRWA education units, which does NOT include the required courses taken for the RWA, RWP, and SR/WA

Qualifying & Current Right of Way Experience:

- Five (5) years within the last ten (10) years.

Qualifying Right of Way Experience:

What qualifies as professional right of way and/or infrastructure real estate experience?

For each professional right of way level, (RWA, RWP, SR/WA), you need to demonstrate professional ROW (right of way) and/or infrastructure real estate experience from more than one bullet in one or more of the following categories, not one bullet from each category (e.g., Basic ROW, Appraisal, Relocation, Meetings, Property Management, Asset Management, Project Management, Administration). **The well-qualified professional candidate will likely have experience in multiple bullet points from multiple categories, but this is not a requirement.**



Demonstrating ROW experience from more than one bullet will fulfill (upon evaluation) the qualifying ROW and/or related infrastructure real estate experience requirements necessary for a professional career path option (RWA, RWP, SR/WA).

What Qualifies as “ROW” &/or “Infrastructure-Real Estate” Experience	RWA RWP SRWA
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BASIC EXPERIENCE

Completes project land planning	X
Assesses and selects alternate routes/alignments/sites	X
Designs project	X
Meets with agency representatives	X
Demonstrates a working knowledge of legislation and regulation	X
Provides public notification/consultation	X
Prepares/reviews/publishes public notices in compliance w/ regulatory requirements - (e.g., radio, television, newspaper)	X
Coordinates/participates in project information sessions, project open houses, public meetings and town halls	X
Coordinates/leads discussions about rights in relation to access, overlapping issues of right of way and road use, environmental issues	X
Interprets maps and construction plans	X
Explains and interprets appraisals or explains the appraisal process to the property owner, depending on the Governmental regulation	X
Conducts due service (US); substituted service (CAN)	X
Executes/completes acquisition documents	X
Negotiation or condemnation/expropriation activities required in connection with the acquisition of interest in property	X
Negotiation activities for the sale or lease of interests in property	X
Drafts regulatory applications	X
Drafts and responds to information requests	X
Attends/participates in hearings	X
Coordinates / prepares expert witnesses and hearing testimony	X
Prepares/participates in condemnation (U.S.); expropriation (CAN) regulatory processes	X
Participates in post-construction activities (e.g., property inspections and field activities)	X
Prepares and/or review environment assessments, statements and studies	X
Collects and analyses data leading to recommendations or conclusion related to right of way activities/projects	X
Identifies and recommends mitigation and remediation of environmental impacts	X
Leads or participates in audit functions (e.g., compliance, engineering, environmental, financial)	X
Relocates and re-establishes persons, businesses, farm operations and non-profit organizations	X
Analyzes comparable housing and computes replacement housing payments and/or classifies relocation payments and/or prepares relocations plans	X
Prepares relocation/adjustments of existing facilities	X
Applies for abandonment of existing facilities and infrastructure	X
Prepares emergency response planning for specific ROW projects	X



Conducts negotiations for the acquisition or disposal of an interest in real property, including licenses, leases and settlement of property damage claims related to right of way and or real estate infrastructure activities.	X
Interpretation and explanation of real estate valuation principles and appraisal	X
Provision of semi-legal or paralegal work in preparation and/or review of documents	X
Understanding of real property law	X
Interpretation and explanation of survey maps and construction plans	X
Documentation of consultation/negotiation, negotiation/acquisition transaction and negotiated agreements for right of way projects	X
What Qualifies as “ROW” &/or related “Infrastructure-Real Estate” Experience	RWA RWP SRWA GN

APPRAISAL EXPERIENCE

Assists the appraiser of record at onsite right of way property inspections	X
Creates property sketches and assists in preparing exhibits for the right of way appraisal report	X
Prepares appraisals for right of way purposes	X
Experience as the signed Appraiser of record primarily responsible for the written appraisal report, in compliance with the applicable jurisdiction’s regulatory requirements, in the appraisal of whole takings or partial takings involving severance or consequential damages or injurious affection and working knowledge of expropriation or eminent domain law and procedures.	X
Professional services developing economic analyses or feasibility studies when such services involve licensed appraisers in the interpretation of real estate valuation principles related to the potential impacts to the real property of proposed or actual right of way projects.	X
Experience as the signed Review Appraiser performing a Technical Appraisal Review, responsible for the written review report and responsible for the approved value as defined by the appropriate jurisdiction.	X

What Qualifies as “ROW” &/or related “Infrastructure-Real Estate” Experience	RWA RWP SRWA GN
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RELOCATION EXPERIENCE

Relocating and re-establishing persons, businesses, farm operations and non-profit organizations	X
Making replacement housing computations when such services involve a replacement housing study and an interpretation of real estate valuation principles for relocation	X
Conducting studies and analyses for the development of a relocation program plan	X
Direct and field ROW relocation assistance activities	X
Professional relocation assistance services including experience in relocating and re-establishing individuals, businesses, farm operations and nonprofit organizations.	X
Computing monetary relocation assistance benefits for persons displaced from their residence, business, farm operation or nonprofit organization	X
Providing advisory assistance to persons displaced from their residence, business, farm operation or nonprofit organization	X



Conducting studies and/or analyses for the development of a relocation program plan and/or providing direct supervision, review or oversight management of relocation tasks including approval of housing studies, relocation claims, and relocation notices prepared by a relocation agent for a right of way project	X
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What Qualifies as “ROW” &/or “Infrastructure-Real Estate” Experience	RWA RWP SRWA
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PROJECT MANAGEMENT

Prepares or supervises survey engineering drawings and documents	X
Reviews, approves, and certifies technical requirements and drawings	X
Researches or supervises, identifies and stakes right of way	X
Manages schedule, budget, and estimate	X
Provides subject matter expertise	X
Coordinates quality assurance/quality control	X
Manages right of way projects	X

What Qualifies as “ROW” &/or “Infrastructure-Real Estate” Experience	RWA RWP SRWA
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ADMINISTRATIVE EXPERIENCE

Prepares acquisition documents for a project after NEPA/CEAA and or Governmental environmental regulatory clearances have been met	RWA only
Preparing information needed (e.g., surveys, preliminary title reports)	“
Conducts title searches: existing easements, rights of way, identify property owners	“
Reviews final acquisition documents	“
Records final acquisition documents	“
Prepare contracts (e.g., hiring contractor)	“

What Qualifies as “ROW” &/or “Infrastructure-Real Estate” Experience	RWA RWP SRWA
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PROPERTY MANAGEMENT EXPERIENCE

Tenant Management	RWA
Manage revenue	RWA
Assess repairs/oversee repairs	RWA
Contract management	RWA
Lease negotiations	RWA



ASSET MANAGEMENT EXPERIENCE

Professional asset management services must comply with the applicable jurisdiction’s regulatory requirements. The asset management of right of way related activities must involve interpretation of real estate valuation principles, semi-legal work in preparation or review of documents, and an understanding of real property law.	X
Acquisition of a leasehold interest in real property	X
Negotiations for leasehold interests covering public or company owned real property	X
Negotiation for sale or exchange of public or company owned real property	X
Acquisition or disposal of joint-use property rights	X
Management of properties (e.g., house or building sales) and contract supervision prior to demolition or clearance of right of way projects	X
WHAT DOES NOT QUALIFY AS “ROW” &/or “INFRASTRUCTURE-REAL ESTATE” EXPERIENCE	RWA RWP SRWA

THE FOLLOWING ACTIVITIES **DO NOT** COUNT AS QUALIFYING
EXPERIENCE FOR ANY OF THE THREE LEVELS:
RWA, RWP, SRWA:

Real Estate Valuation for a general [non-right of way] development/project/property	
Tax assessment	
Real Estate (Licensed) Negotiations (buy/sell)	
Negotiate or acquire property for a general [non-right of way] development/project	
Broker price opinion (BPO)	
Project management (non-right of way projects)	
Administration (data book preparation; collect comparable sales information)	
Lender Appraisals	
Relocation from real estate point of view (e.g., employee relocation)	
Move estimator (moving company)	
Managing apartment complexes and/or commercial complexes	
Completing relocation administrative duties (e.g., assembling relocation packets)	
Collecting relocation plan data	
General supervision of projects with relocation activities	
Completing general administrative activities (e.g., answering the telephone, filing, mailing)	