

## **Protected Corridor** **What that really means to you**

Sometimes when NCDOT is planning a major new road, property that will be needed in the future to build the road is placed in what is called a “Protected Corridor”. The following is designed to help explain – in clear language – what the term “Protected Corridor” means.

### **What is a “Protected Corridor”?**

A “Protected Corridor” is the land NCDOT anticipates it will need to build the new road. This land (or corridor) is “protected” from certain activities.

### **Why?**

This protection is designed to protect North Carolina taxpayers from excessive increases in expense when the State starts to buy property to build the road. More importantly, this reduces the number of people who will be impacted in the future when the new road is built.

### **How long can a property be in the “protected corridor”?**

For as long as it takes for North Carolina to get enough money to build the road. Many roads in all parts of the state go through this process. Some areas simply take longer than others because of various reasons.

### **When does a suggested route become a “protected corridor”?**

Typically, a route is designated a “protected corridor” after years of planning and work. Sometimes, a potential route becomes a “protected corridor” because the area is growing so quickly it is important to limit new buildings to help save taxpayer money. Other times, the route becomes a “protected corridor” after the environmental studies are complete and the route is approved. People are always notified before their property is placed in a protected corridor.

### **What if my home/business is in a “protected corridor”?**

There are then additional rules and guidelines that apply to you.

The following is a list of things you **CAN** do to your property:

- Make repairs
- Make renovations that do NOT require building permits (put in a new sink, update light fixtures, landscape your yard, paint, put in new carpet, etc.)
- Sell your property

**BUT** if you want to do any work on your property that **DOES** require a building permit, you have to follow a different process.

You can apply for a “variance” which means you explain what you want to do and request permission. NCDOT reviews these, and often grants permission. But it is highly unlikely that property owners will be allowed to do things that will increase the cost of building the road (by drastically increasing the cost of buying the property).

The following is a list of things that are typically **NOT** approved:

- Subdivide property to build more houses
- Add square footage to a building
- Develop land

To do these things, you must apply for official permission from your local government. If permission is denied, NCDOT then has up to three years to offer to buy the property. If NCDOT has not purchased your

property within these three years and your local government gives you permission, you are free to upgrade your property.

**What if I have a special situation and need NCDOT to buy my property now?** You can apply for what is called “Advance Acquisition Due to Hardship”. Hardship cases are reviewed individually. If you have a medical or serious financial issue, NCDOT could buy your property early. To find out more about this, contact Rodney Hatton at [rhatton@ncdot.gov](mailto:rhatton@ncdot.gov) or by calling (336) 760-8737.

**Are there any benefits to the property owner once property is placed in a “protected corridor?”**

Yes, you may be eligible for a reduction in your county taxes for the property that lies within the “protected corridor.” To find out if you qualify, contact your local Tax Office.