



Request for Use of TVA Power & Commercial Property(Non-Reservoir)

TVA's Realty Services staff will provide a *Power/Commercial Application* package and can discuss the request with you to help determine the appropriate initial application fee and to identify the TVA action level needed.

Application

Please complete the attached *TVA Power & Commercial Property Application* and assemble and attach all required documents, and include a check or money order payable to the *Tennessee Valley Authority* in the amount of the appropriate initial application fee.

Review Commencement

Submit the application and the appropriate initial fee to the TVA Realty Services staff. The review will start with receipt of a complete application with all required information and documents and the appropriate initial application fee. A credit check may be conducted as part of TVA's normal business practice. Each request is reviewed based on business considerations consistent with the TVA Act and other applicable requirements. The request may be subject to the National Environmental Policy Act and additional environmental and/or cultural/historic reviews as required by TVA and applicable laws.

Decision Timeframe

The time needed to complete a review depends on the nature of the request, the type of property needed, and the level of environmental review required. Requests, such as licenses, typically take 8 to 12 weeks. Requests, such as disposal of property or property rights, may take 6-12 months or longer, depending on the level of environmental review and approvals needed.

Costs

TVA recovers all costs incurred managing a real property transaction. The initial application fee is applied to the review. Any review costs that exceed the initial application fee will be billed to the applicant on a monthly basis plus applicable administrative overhead. Property transaction fees and payments for the purchase or the use of TVA property are additional costs and are not covered by the initial fee or additional review costs. The applicant will be responsible for any future costs to TVA associated with an environmental commitment identified during the review of the proposed project. Payment of fees does NOT guarantee request approval by TVA. No refund is given for a denial of the request.

Contract Provisions

Property agreements or transfers may include requirements for Commercial General Liability insurance, conditions required by the National Historic Preservation Act, the Endangered Species Act, or other provisions as required by TVA, federal and state regulations. Each situation will be different and will be discussed as the review processes progresses.

Withdrawing an Application

If at anytime during the review the applicant or TVA decides to withdraw the application, the withdrawing party should contact the other party immediately. TVA will stop processing the application and invoice for the actual accrued cost. Any unused portion of the initial application fee, after the first \$1,500 for Fee A and after the first \$2,500 for Fee B, will be refunded.

PAYMENT TERMS: Payment of fees and any related costs are due Net Thirty (30) days from the date of invoice. On any overdue payment, TVA shall charge interest at the rate payable by TVA under the United States Prompt Payment Act (31 U.S.C. §§3901-3906) from the date payment is due until the date TVA receives payment. Payment of interest shall be due within thirty (30) days after TVA's invoice for such interest is dated. Failure by the applicant to pay all invoices within sixty (60) days will result in termination of the request.

Initial Application Fee Rates

Fee A \$2,500 will be assessed for licenses and agreements for review costs including, but not limited to, an environmental review and may require an appraisal or survey.

Fee B \$5,000 will be assessed for sales, easements, leases, and other property transfers for review costs including, but not limited to, an environmental review, appraisal and/or survey where property rights are to be conveyed by TVA.

Note: Should an appraisal be required, an applicant, with prior coordination and approval by TVA, may secure an appraisal for review and approval by TVA.



POWER & COMMERCIAL (NON-RESERVOIR) PROPERTY REQUEST APPLICATION

The Tennessee Valley Authority (TVA) holds all real property including Power & Commercial Property (Non-Reservoir Property) in the name of the United States of America. To apply for use of TVA Power & Commercial Property, submit your completed application with the appropriate initial fee. Your request will be examined based upon business considerations consistent with the TVA Act and other applicable requirements. The request is subject to the National Environmental Policy Act and may be subject to additional environmental reviews as required by TVA, Federal or State policy. Submitting an application and payment of the initial fee or other costs does NOT guarantee approval by TVA of your request. For more information, refer to the "Requesting Use of TVA Power & Commercial (Non-Reservoir) Property" cover page accompanying this application form. **(Use the TAB key to navigate to each form field.)**

TVA OFFICIAL USE ONLY

Tract No. Assigned by Realty: _____

1. Name and Mailing Address of Applicant:

Telephone: Home: _____
Office: _____
Cell: _____
E-mail Address: _____

2. Name, Address, and Title of Authorized Agent: (i.e., builder, engineer, consultant, attorney) Include a letter confirming authorization.

Telephone: Home: _____
Office: _____
Cell: _____
E-mail Address: _____

3. Location:

Attach a location map and a map showing boundaries of TVA property needed.

Do you own adjoining property?

☐ Yes ☐ No If "yes", please provide the deed book/page #: _____

Tax Map & Parcel No.: _____

4. Type of Property Interest Requested:

- ☐ License Agreement
☐ Lease/Term Easement (_____ years needed)
☐ Easement
☐ Fee Simple Sale (at public auction)

5. Proposed Time Schedule for your Project:

Start Date: _____

Projected Completion Date: _____

6. Describe your project and its purpose and intended use:

Describe the proposed development or use, on or off TVA property. Include a general description and estimated value of proposed structures to be erected and land disturbance, including vegetation removal, fills, and/or excavations. Attach a copy of detailed plans.

7. Was an alternative location considered? ☐ Yes ☐ No If "yes", why was it not chosen? _____

8. Benefits of the project for TVA, if any:

9. Describe Anticipated Environmental Impacts: (Attach additional pages if needed. Include copies of reviews, assessments, or letters from federal or state agencies.)

10. List all permits, approvals, or certifications required by other federal, state, or local agencies:

(Include those required for any structure, construction activity, discharge, or other activities described in this application. Attach copies)

Issuing Agency	Type of Approval	Identification Number	Date of Application	Date of Approval

11. AUTHORIZATION FOR TVA TO PROCESS YOUR APPLICATION:

Application is hereby made for approval of the use/purchase of the property described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. By submitting this request, I understand credit checks will be performed by TVA as part of the normal business procedure. Additional financial information may be requested.

PAYMENT TERMS: Payment for application processing fees, property transactions, and any related costs are due Net Thirty (30) days from the date of invoice. On any overdue payment, TVA shall charge interest at the rate payable by TVA under the United States Prompt Payment Act (31 U.S.C. §§3901-3906) from the date payment is due until the date TVA receives payment. Payment of interest shall be due within thirty (30) days after TVA's invoice for such interest is dated. Failure by the applicant to pay all invoices within sixty (60) days will result in termination of the request.

I understand TVA charges an initial application fee that is appropriate to the type of request, and that full cost recovery is required for actions of this type. I understand and agree to pay all of TVA's costs associated with the processing of this application. Upon receipt of a complete application and the appropriate initial application fee, TVA will initiate a review of my request. I understand TVA will invoice me monthly for any review processing costs, plus applicable overhead, that exceed the initial application fee. Property transaction fees and payments for the purchase or the use of TVA property are additional costs and are not covered by the initial fee or additional review costs. A standard closing cost fee, if applicable, will be assessed for deed execution, mailing, and filing. Payment of any fee does NOT guarantee TVA approval. TVA may impose additional terms and conditions at the time of granting the approval. The processing fees are in addition to any payment required for the purchase or use of the relevant TVA property.

WITHDRAWING AN APPLICATION: If at anytime during the review the applicant or TVA decides to withdraw the application, the withdrawing party should contact the other party immediately. TVA will stop processing the application and invoice for the actual accrued cost. Any unused portion of the initial application fee, after the first \$1,500 for Fee A and after the first \$2,500 for Fee B, will be refunded.

Payment Amount

Date

Signature of Applicant

FOR TVA USE ONLY	
Date Application & Fee Received	Received by: