

# Reclamation Manual

## Directives and Standards

---

### Glossary

1. **Acquired land.** Any land obtained by purchase, donation, condemnation, transfer from another Federal agency, exchange or other acquisition method, excluding withdrawn lands and those transferred lands withdrawn by the originating agency.
2. **Acquisition Cost.** The amounts paid to acquire assets including handling, storage, packing, shipping, transportation, installation, and the related costs of obtaining the assets in their current form and place, less prompt payment or other discounts. For items received from a donation or transfer (without reimbursement), the Bureau of Reclamation will establish a market value or actual value at the time of receipt.
3. **Amortization.** The systematic and rational allocation of the acquisition cost of an asset, less its estimated salvage or residual value, over its estimated useful life.
4. **Appurtenant.** Any right or restriction that goes with the property, for example, a right-of-way is appurtenant to land.
5. **Asset Master Record (AMR).** A master data object in the Financial and Business Management System (FBMS) corresponding to both personal and real property. The record contains general master data and financial master data necessary for the calculation of financial postings and balance sheet information. For the purposes of this Directive and Standard (D&S), the AMR will be referred to as the asset record.
6. **Asset Record.** See Asset Master Record or AMR.
7. **Capital Asset.** Land, structures, buildings, equipment, intellectual property (e.g. software), and information technology which have an estimated useful life of 2 years or more and for which the Federal Government holds title and uses. Capital assets include not only the assets as initially acquired but also costs meeting the criteria for classification as additions, betterments, and replacements. Capital assets include facilities for which Reclamation has transferred operations and maintenance responsibilities with Reclamation retaining the title but do not include facilities for which Reclamation has transferred title to a non-Federal entity.
8. **Capitalize.** To record and carry forward into one or more future periods any expenditure the benefits or process from which will then be realized.
9. **Condemnations.** The procedure for exercising the right of eminent domain.
10. **Cost-to-Cure.** The amount of money necessary to remedy something that is depressing the value of real property. Cost-to-cure refers to the circumstance where the owner or the government may remedy damage to the remaining property in a partial taking.

# Reclamation Manual

## Directives and Standards

---

11. **Disposal.** Transferring ownership or jurisdiction of Reclamation land or an interest in land to any other party, private or governmental.
12. **Donations.** A gift of land from a non-Federal party with no payment for the value of the land.
13. **Easements.** Convey a possessory (control of property without ownership) interest in real property to private parties or public agencies. The recipient of a grant of easement is typically referred to as a grantee. The interest granted entitles the grantee to a specific use or possession of land. Easements are usually but not always, appurtenant to the land involved (“run with” the title to the land served by the easement) rather than being the personal property of an individual. See Reclamation Manual D&S, *Land Use Authorizations* ([LND 08-01](#)) for additional information.
14. **Eminent Domain.** With consideration for just compensation, the inherent power of the sovereign to take private property for a public purpose.
15. **Exchange.** When Reclamation trades jurisdiction or title of one parcel of land for jurisdiction or title to another parcel of land.
16. **Expense.** Outflows or other using up of assets or incurrences of liabilities (or a combination of both) during a period from providing goods, rendering services, or carrying out other activities related to Reclamation’s programs and missions, the benefits from which do not extend beyond the present operating period.
17. **Fee Simple or Fee.** An inheritable interest in land, constituting maximal legal ownership. Maximum possible estate or right of ownership of real property that continues forever.
18. **Hard Costs.** Actual payment for real estate (land) acquisition, including fee title, easements, rights-of-way, mineral rights, and mineral subordinations. Crop payments and water rights are hard costs when included as part of the original land acquisition.
19. **Land.** The solid part of the surface of the earth. Exclude land related natural resources from the definition (i.e., depletable resources, such as mineral deposits and petroleum; renewable resources, such as timber, and the outer-continental shelf resources).
20. **Land Record.** A document that provides evidence regarding the acquisition or disposal of land or interests in land by Reclamation. For the purposes of this D&S, the term land record will also refer to the real estate object-property.
21. **Land Rights.** Interests and privileges held by the entity in land owned by others, such as leaseholds, easements, water and waterpower rights, diversion rights, submersion rights, rights-of-way, and other like interest in land.

## Reclamation Manual

### Directives and Standards

---

22. **Market Value.** The price that a seller is willing to accept and buyer is willing to pay on the open market and in an arm's-length transaction; the point where supply and demand intersect.
23. **Mineral Rights.** The right to search for, to develop, and to remove minerals from land or to receive a royalty based on the production of minerals. A mineral lease usually grants such a right. The acquisition of mineral rights provides control over mineral exploration and development.
24. **Mineral Subordination.** The act or process that ranks the mineral estates below the rights of the surface owners or others.
25. **Permanent Easements.** An easement acquired for an indefinite period or into perpetuity.
26. **Permanent Water Rights.** Water rights with no termination date as long as used in accordance with the conditions of the permit and applicable state law.
27. **Property Record.** See Real Estate Object-Property.
28. **Purchase.** The acquisition of land from a non-Federal source in exchange for funds.
29. **Real Estate Object-Property.** Real estate master data representing land. In FBMS, property and land are synonymous. For the purposes of this D&S, the real estate object-property will be referred to as the hard cost land record.
30. **Relocation of Property of Others.** Reclamation has the authority to purchase or condemn suitable lands for the relocation of railroads, highways, telephone lines, power lines, existing project facilities, etc. or clearly defined activity (e.g., a farming operation) in connection with the construction or operation and maintenance of a project.
31. **Revocation.** Cancellation of a withdrawal by the Bureau of Land Management (BLM). Until BLM finalizes the revocation process, the accountability and responsibility for the land remains under Reclamation's jurisdiction.
32. **Rights-of-Way.** Land or any interest in land acquired for the purpose of public or private rights-of-use and/or passage (including persons, vehicles, and heavy equipment). It also pertains to erecting, laying, placing, and maintaining drains, ditches, pipes, and transmission lines or wires for the conveyance, transmission, or transportation of water and electric power or for any other purpose necessary for the construction, operation, and maintenance of the project or undertaking. Reclamation usually refers to rights-of-ways as easements.
33. **Severance Damages.** Compensation paid to a landowner for the loss in value of the tract that remains after acquisition of a portion of the property. Severance damages result from a partial acquisition that diminishes the value of the remainder of the property.

## Reclamation Manual

### Directives and Standards

---

34. **Soft Cost.** Capitalized incidental land costs excluding costs incurred specifically for the acquisition of land or land rights.
35. **Special Benefits.** Benefits resulting from a partial acquisition that specifically enhance the value of the remaining property as a result of the project.
36. **Temporary Easements.** Easement acquired for a specific period of time, not an indefinite period.
37. **Transfers.** Change of the jurisdiction over a parcel of land from one Federal agency to another.
38. **Water Storage Rights.** Right obtained from the state to store water.
39. **Withdrawal or Withdrawn Land.** Withholding an area of Federal land from settlement, sale, location, or entry, under some or all of the general land laws, for the purpose of limiting activities under those laws in order to maintain other public values in the area or reserving the area for a particular public purpose or program; or transferring jurisdiction over an area of Federal land, other than “property” governed by the Federal Property and Administrative Services Act, as amended (40 U.S.C. 472) from one department, bureau, or agency to another department, bureau, or agency. Withdrawals establish agency jurisdiction and withhold public domain land from operation of some or all of the public land laws (such as grazing and mineral entry).