

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
Washington, DC 20250

Notice FC-211

1951-S

For: State Offices

Administrative and Property Management Costs for DALR\$

Approved by: Acting Deputy Administrator, Farm Loan Programs



1 Overview

A

Background

To determine eligibility for writedown, the Agency must compare the net recovery value of certain property with the value of the restructured loan. State Offices shall conduct a cost analysis annually to determine the constants needed by servicing officials to calculate net recovery value. These costs are determined according to FmHA Instruction 1951-S, section 1951.909(f)(2) and Exhibit I.

B

Purpose

This notice provides States with:

- the administrative liquidation costs for each loan type
- a worksheet for determining property management costs.

C

Contact

If questions about this notice, contact Kim DePasquale, LSPMD at 202-720-1659.

Disposal Date

June 1, 1999

Distribution

State Offices

9-4-98

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2 Action

A Administrative Liquidation Costs

The administrative liquidation costs for each loan type are provided in the following table. These constants are for DALR\$ Versions 4.2 and 6.2.

Loan Type	Calculation	Cost
OL	$(654 \div 60 = 10.90) \times \$17.54 =$	\$191.00
FO/SW	$(642 \div 60 = 10.70) \times \$17.54 =$	\$188.00
EM/EE	$(636 \div 60 = 10.60) \times \$17.54 =$	\$186.00
RH (use for RHF loans only)	$(642 \div 60 = 10.70) \times \$17.54 =$	\$188.00

Notes: Costs were calculated using the 1995 Resource Management System (RMS) standards and the 1998 GS 11/1 pay rate for the "rest of the U.S."

Enter RHF loans in DALR\$ as a fund code 46, even though these loans have been changed to a fund code 41.

B Determining Property Management Costs

Use Exhibit 1 to calculate the property management costs. The 1995 RMS standards for the calculation have been entered in Exhibit 1. The average actions per month have also been entered based upon a national average from the 1995 RMS standards for required actions per property.

Insert the average holding period for the State, according to FmHA Instruction 1951-S, Exhibit I, paragraph A(1). The average holding period will be the average number of months that suitable properties, which are not leased, are held in inventory. Deduct the number of months these properties were leased or could not be sold because of litigation or environmental problems. In situations where States have no suitable properties, or have a limited number (generally less than 5) of suitable properties for which the holding period for those properties is not representative, 4 months should be used (105 calendar days rounded up to months) to be consistent with the 1996 Act.

Continued on the next page

2 Action (Continued)

C

**Farm Land
Advisory
Committee
(FLMAC)**

FLMAC will consist of:

- FSA, SED
- NRCS State conservationist
- extension specialist from a land grant university, if available, or other CSREES employee with knowledge of the farm real estate market.

Note: See FmHA Instruction 1951-S, Exhibit I, paragraph (A)(4).

Data obtained from EIP-51R, Input Worksheet for Annual Survey of County Farm or Ranch Land Values (FSA-326), may be useful to FLMAC in determining the annual percentage of decrease or increase in land values.

D

**State
Supplement**

After completing the costs analysis, but no later than November 2, 1998, issue a State supplement providing servicing officials with the factors to use in adjusting current market value. Forward the following to Kim DePasquale, LSPMD, for post approval:

- a copy of the State supplement
 - the calculations and documentation used to determine these factors, including a completed Exhibit 1.
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Worksheet for Determining Property Management Costs

	(a)		(b)		(c)
Step 1.	(	_____	.5	X	_____
	Average Actions per				Average Holding
	Property/Month				Period
				=	_____)

	(d)		(e)		(f)
Step 2.	(	_____	84	÷	_____
	FY 95 RMS Standard				60
	for Property				
	Management for FO				
	Loans				
				=	_____ 1.40 _____)

	(c)		(f)		(g)		(h)
Step 3.	_____	X	_____ 1.40 _____	X	_____ \$17.54 _____	=	_____
	Amount From		Amount From		GS 11/1		
	Step 1		Step 2		Hourly Pay		

	(i)		(j)		(k)
Step 4.	(	_____	73	÷	_____
	FY 95 RMS Standard				60
	for FO Property				
	Sale Actions				
				=	_____ 1.22 _____)

	(k)		(l)		(m)
Step 5.	(	_____ 1.22 _____	X	_____ \$17.54 _____	=
	Amount From Step 4			GS 11/1 Hourly Pay	_____ \$21.40 _____)

	(h)		(m)		(n)
Step 6.	_____	+	_____ \$21.40 _____	=	\$ _____
	Amount From Step 3		Amount From Step 5		Administrative Costs
					for Inventory Property
