

**The University of North Texas System
Regents Rules**

**Chapter 11 – Facilities and
Real Estate**

- c. Regardless of value, contracts related to the acquisition of real property located within the acquisition boundary approved by the Board of Regents in the current campus master plan.
 - d. Regardless of value, contracts related to the acquisition of real property by gift.
 - e. Contracts related to the lease of real property (other than mineral rights) that have a cost or monetary value to the System, System Administration or an Institution of \$1,000,000 or less.
 - f. Regardless of value, contracts related to the encumbrance or lease of a mineral interest in real property, when the contract does not include surface drilling rights.
 - g. Regardless of value, contracts related to the transfer or sale of real property acquired by gift and located outside the acquisition boundary approved by the Board in a current master plan.
 - h. Contracts related to the granting of utility easements and rights-of-way for the benefit of the System Administration or an Institution when required for a municipality or utility company that have a total value of \$1,000,000 or more.
2. The Board delegates to the Vice Chancellor for Facilities Planning and Construction the authority to negotiate and execute the following types of contracts related to real property:
- a. Contracts related to the granting of utility easements and rights-of-way for the benefit of the System Administration or an Institution when required for a municipality or utility company, with a value of less than \$1,000,000.

11.304 Title. Title to real property shall be held in the name of the System.

11.305 Interests. All interests in real property acquired by the System are controlled by the Board. For purchases of real property, the System shall obtain a fee simple absolute interest in real property unless it is deemed prudent by the Chancellor or the Chancellor's designee to acquire a lesser interest.

11.306 Prohibition Against Below Market Sale or Lease of Real Property. Below market sales or leases of real property owned by the System is prohibited unless the sale or lease serves a public purpose appropriate to the function of the System and Institutions, adequate consideration flows to the

System, and sufficient controls are in place to ensure that the public purpose is met.

11.307 Responsibility. All activities involving the acquisition of real property shall be coordinated by the Office of Vice Chancellor for Facilities Planning and Construction. The Vice Chancellor for Facilities Planning and Construction will coordinate acquisitions of real property by gift or donation with the Office of Advancement.

11.308 Appraisals and Assessments. The Office of Vice Chancellor for Facilities Planning and Construction must obtain the following appraisals and assessments prior to the acquisition of real property:

1. Takings Impact Assessment. In accordance with Regents Rule 11.604, a takings impact assessment shall be conducted when required by Texas Government Code §2007.043 to ensure the private real property implications of the acquisition are considered by the Board.

2. Environmental Assessment. An environmental assessment shall be conducted that, at a minimum, makes a reasonable inquiry into the previous ownership of Adv11.0002 entropub039ducted eimplicatio0002quisvate (go

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