

SR/WA Designation Program



The Professional Standard of Excellence

Senior Member Right of Way

What is the SR/WA?

The Senior Member, International Right of Way Association, is the most prestigious professional designation granted to IRWA members who have achieved professional status through experience, education and examination in several right of way disciplines.

While the SR/WA professional may be a specialist in one area, they must also be familiar with all disciplines associated with the right of way profession. The SR/WA designation is the only designation reflecting evidence of professional attainment in the right of way field.

Why do I need the SR/WA designation?

Research shows that those who have earned the SR/WA designation have increased their earning potential throughout their career.

Earning your SR/WA will help boost your opportunities and salary potential. Research shows that professionals who have earned their SR/WA designation earn more throughout their career than those without it.

- Expands your employment opportunities
- Increases your salary potential
- Boosts your chances for career advancement
- Demonstrates your professional commitment

How will my employer benefit?

Most employers recognize the role that professional development plays and encourage their staff to pursue continuing education. Employees who are supported by their management are typically more motivated and perform better.

- Increases morale by giving employees a sense of direction and continued growth
- Helps identify and reward employees with proven initiative, dedication and knowledge
- Creates a strong professional foundation and training ladder
- Enhances employee skills through multi-disciplined training and examination
- Assures continuous learning updates through recertification

How do I apply for the program?

The application process is easy:

- Obtain a Candidacy Application Form from your chapter or online at www.irwaonline.org.
- Submit your form to your local chapter PDC chair with an application fee.
- Upon approval, you will receive a confirmation letter from IRWA with your Candidacy Registration number.
- Once all the requirements are completed, submit an application form for SR/WA Designation to your local chapter PDC chair with the registration fee.

Who is eligible for the SR/WA designation?

Anyone involved in the right of way profession is eligible, such as appraisers, asset (property) managers, attorneys, engineers, environmental professionals, negotiation/acquisition agents, relocation assistance personnel, surveyors and title officers.

Right of Way Experience Requirements

To qualify, experience must be in one or more of the substantive right of way disciplines listed below. Candidates must work full time in a given discipline as either a practitioner, reviewer or supervisor. Applicants in the areas of Law, Engineering or Surveying must also meet the specific requirements as noted.

Appraisal Experience:

Principal practice in professional appraisal services, including:

- a. Experience in the appraisal of partial takings involving severance or consequential damages and working knowledge of expropriation or eminent domain law and procedures; or,
- b. Full-time professional services making economic studies and feasibility analyses when such services involve interpretation of real estate valuation principles.

Asset (Property) Management Experience:

Principal practice in professional asset (property) management services, provided that compensation is received on a fee or salary basis rather than on a brokerage basis involving a commission. Such services must involve interpretation of real estate valuation principles, semi-legal work in preparation or review of documents, and an understanding of real property law. The following types of property management work shall be considered qualifying experience:

- a. Acquisition of a leasehold interest in real property
- b. Negotiations for leasehold interests covering public or company-owned real property
- c. Negotiation for sale or exchange of public or company-owned real property
- d. Acquisition or disposal of joint-use property rights
- e. Management and rental of properties on a temporary basis pending demolition or clearance of right of way
- f. Demolition contract supervision involved in clearance of right of way
- g. House or building sales for clearing right of way
- h. Asset (property) management involving caretaker, custodial, rental collection and similar operating capacity functions

Engineering Experience:

Principal practice specializing in the development of engineering requirements for right of way, applicant must:

- a. Be a graduate engineer; or,
- b. A licensed professional engineer; or,
- c. Complete four years of right of way engineering experience at a level requiring independent judgment. This experience must be certified by a licensed professional engineer who is either the applicant's supervisor, or otherwise responsible for right of way engineering activities.

Four years of experience must involve qualitative analysis and an understanding of real property law, semi-legal work in preparation of documents and the ability to interpret construction plans.

Environmental Experience:

Principal practice in the preparation of professional environmental studies, and the collection and analysis of data leading to recommendations or conclusions relevant to right of way activities in one or more of the following environmental impact areas: social, economic, noise, aesthetics, historical and archeological sites, air quality, water quality, ecology and land use. Such services involve understanding, interpreting and applying scientific principles, documenting studies, developing alternatives to mitigate right of way impacts, and reliance by a client, employer or the public on the professional judgments rendered.

Law Experience:

Principal practice as an expropriation or condemnation attorney or as a specialist for an agency exercising the power of eminent domain or expropriation; a law firm specializing in expropriation or condemnation law; or, a general law firm.

Negotiation/Acquisition Experience:

Principal practice in professional negotiation or acquisition services, provided that compensation is received on a fee or salary basis rather than a brokerage basis involving a commission. Such services must involve:

- a. Interpretation of real estate valuation principles
- b. Semi-legal or paralegal work in preparation or review of documents
- c. Understanding of real property law, interpretation of maps and construction plans, and documentation of the transaction

Negotiations must be for the acquisition or disposal of an interest in real property, including licenses, leases and settlement of property damage claims.

Relocation Assistance Experience:

Principal practice in professional relocation assistance services including experience in:

- a. Relocating and re-establishing persons, businesses, farm operations and nonprofit organizations
- b. Making replacement housing computations when such services involve an interpretation of real estate valuation principles
- c. Conducting studies and analyses for the development of a relocation program plan

Surveying Experience:

Principal practice as a Land Surveyor with respect to the acquisition or disposition of right of way. To qualify, the applicant must have demonstrated suitable training, experience and proficiency in surveying, and must have attained a license issued by a state or province. His or her services should include:

- a. Interpreting right of way drawings
- b. Understanding real property law
- c. Independent judgment in preparing and certifying legal documents which are relied upon in law as the basis for recording, acquiring or disposing of rights of way

Title Experience:

Principal practice as a professional Title Officer with respect to the review, examination or certification of the status of title in connection with the acquisition or disposition of rights of way. Applicant should have the authority to make recommendations and render binding opinions with respect to right of way title matters, and whose opinion is relied on by clients, employers or the public.

Additional Candidate Information:

- No annual fee will be added to the member's annual membership dues while a Candidate.
- No time limit will be established for the completion of candidacy.
- A candidate who does not complete his or her SR/WA requirements within five years will be required to resubmit a supplemental candidacy application for an additional five years.
- The application processing fee will be charged for supplemental applications.

QUALIFICATIONS FOR DESIGNATION

(SR/WA Education and Experience Requirements)

The following qualifications are required:

1. An IRWA member in good standing
2. An approved candidate for SR/WA Designation
3. A minimum of 5 years of qualifying, related right of way experience
4. Bachelor's degree, or in lieu of a bachelor's degree, complete any 4 of the 12 segments listed below:

College:	30 credits	30 credits	30 credits	30 credits
Experience*:	2 years	2 years	2 years	2 years
Additional courses:	8 days	8 days	8 days	8 days

* The experience option can run concurrent with the five (5) years of experience stated above.

5. Core Courses

Successfully complete:

a. Option 1:

- C-200 Principles of Real Estate Negotiation (2 days)
- C-400 Principles of Real Estate Appraisal (2 days)
- C-800 Principles of Real Estate Law (2 days)
- C-900 Principles of Real Estate Engineering (2 days); **or**

Option 2*:

- C-100 Principles of Land Acquisition (4 days) and any two of the following courses:
- C-200 Principles of Real Estate Negotiation (2 days)
- C-400 Principles of Real Estate Appraisal (2 days)
- C-800 Principles of Real Estate Law (2 days)
- C-900 Principles of Real Estate Engineering (2 days)

* Candidates who elect Option 2 must complete, as a part of their 8 days of elective courses, a minimum of 2 days of course work in any of the following disciplines: Asset (Property) Management, Environmental or Relocation Assistance.

- b. C-103 Ethics and the Right of Way Profession (1 day); **or**
C-104 Standards of Practice for the Right of Way Professional (1 day)
- c. Total of 8 days of elective courses, all of which must be IRWA courses
- d. Total of 4 days of any 200 level courses (other than C-200)

6. Examination

Option 1: Pass 1 comprehensive exam (U.S. or Canadian version); **or**

Option 2: Pass 4 of 7 discipline exams. Discipline exams consist of: Appraisal, Asset (Property) Management, Engineering, Environmental, Law, Negotiation/Acquisition and Relocation Assistance.

Challenge of Courses: The following courses may be challenged: 100, 200, 400, 800 & 900. For additional information, contact Francis Vicente at vicente@irwaonline.org or at (310) 538-0233, ext. 123.

SR/WA RECERTIFICATION

Members holding the SR/WA designation must recertify every five years. To recertify, a member must accumulate the required credit within a period of no more than five years from the date of receipt of the designation or from the date of previous recertification.

Recertification Requirements:

75 hours of continuing education courses or seminars approved for credit by IPDC, of which 24 of these required hours must be earned through IRWA course attendance.

SR/WA designees can receive 24 hours of recertification credit for attending IRWA's International Educational Conference.

- SRWA's taking an IRWA class for recertification credit are not required to take the course exam. However, students taking an IRWA class for Continuing Education (CE), or other type of credit, for license renewal or other purposes are required to take the course exam
- Failure to pay all appropriate dues after six months will result in the loss of the member's designation.

Note: With the exception of retired SR/WA designees, all members holding the SR/WA designation must successfully complete IRWA Course 103 - Ethics (1 day) or Course 104 - Standards of Practice (1 day) during the appropriate five year cycle.

SR/WA designees who filed for candidacy prior to January 1, 1980, and retired SR/WA members are exempt from the recertification requirement. Voluntary compliance with the recertification requirements of all SR/WA designees is encouraged as a part of their professional growth and representation of the profession.

SR/WA INACTIVE STATUS:

SR/WA members can retain their rights to the SR/WA designation during an inactive period, when they are not employed in or otherwise involved with the right of way profession. An SR/WA may request the inactive status as follows:

1. Submit a letter, along with a processing fee* requesting the SR/WA designation be held in an inactive status and acknowledging that during such period the SR/WA designation may not be used.
2. During each year the SR/WA is maintained in an inactive status, an annual fee* shall be assessed for maintenance of the SR/WA designation. The annual fee shall entitle the member to receive the IRWA magazine.
3. When the member is ready to re-establish their active status, the process is as follows:
 - a. Submit a letter requesting to re-establish the active status of the SR/WA designation, including a fee*.
 - b. Complete current recertification requirements for the SR/WA designation. Recertification must be completed within the remaining five-year period existing at the time the inactive status is entered into. Upon completion of the recertification requirements, the member's SR/WA designation shall be fully restored.
 - c. Comply with any other requirements as may be established by the IPDC from time to time.

* Fee schedule available upon request.

