

## What Constitutes a Comparable Replacement Dwelling

A comparable replacement dwelling must meet decent, safe and sanitary (DSS) standards, is adequate in size to accommodate the occupants, is in an area that is not subject to adverse conditions, is located in an area that is not less desirable than the subject and is on a site that is typical in size for residential development. [Click Here for a full detailed Description](#)



### The term comparable replacement dwelling means a dwelling which is:

- Decent, safe, and sanitary (DSS)
- Functionally equivalent to the displacement dwelling
- Adequate in size to accommodate the occupants
- In an area not subject to unreasonable adverse environmental conditions
- In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities, and reasonably accessible to the person's place of employment
- On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or greenhouses
- Currently available to the displaced person on the private market
- Within the financial means of the displaced person

The single most useful element for determining comparability is the similarity of the comparable dwelling to the displacement dwelling (i.e., the dwelling size, the number of bedrooms, bathrooms, and other prominent features). This standard is the basis of over 90% of the determinations.

For items like DSS, additional definitions are in the regulations. However, a good deal of judgment and common sense come into play when selecting comparable replacement dwellings. Remember, the number one comparable is selected to determine the maximum amount of the price differential or rental assistance payment the displaced person is entitled to claim.