

DECISION

Browne
Chapman

**THE COMPTROLLER GENERAL
OF THE UNITED STATES
WASHINGTON, D. C. 20548**

FILE: B-186527

DATE: FEB 9 1977

MATTER OF: Alfred W. Eipper, Pro Rata Reimbursement of
Real Estate Expenses for Sale of House

DIGEST: Claim of employee for real estate expenses for cost of selling land across road from residence, which he had purchased in order to obtain residence, is denied. Said land does not reasonably relate to residence site as is required by para. 2-6.1f, FPMR 101-7 (May 1973) and 54 Comp. Gen. 397 (1975).

By a letter dated May 3, 1976, Mrs. Jeannette B. Wilbanks, an authorized certifying officer, Fish and Wildlife Service, Department of the Interior, requested an advance decision regarding the propriety of certifying for payment the reclaim voucher of Mr. Alfred W. Eipper for expenses of selling a parcel of land adjacent to the property upon which his residence was located. The expenses were incurred incident to the employee's permanent change of duty station from Ithaca, New York, to Boston, Massachusetts.

Mr. Eipper states that the property consisted of "a house and the appurtenant land remaining from an original square-mile homestead bisected by a road." He further states that he was required to purchase the entire tract in order to obtain the house. He has used the property on the opposite side of the road solely for firewood and recreational purposes during the 23-year period he owned the land. Mr. Eipper indicates that he attempted to sell the entire tract to a single purchaser. However, due to market conditions, he was forced to sell the house and 8 acres located on one side of the road to one purchaser and the remaining acreage (8.40 acres) across the road to a second purchaser.

Mr. Eipper has already been reimbursed for the expenses incurred in selling the house and 8 acres. The reclaim is for survey cost, miscellaneous costs, and real estate commission in connection with selling the acreage across the road from his residence.

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Accordingly, the claim of Mr. Alfred W. Ripper may not be certified for payment.

R. F. KELLER

Deputy

Comptroller General
of the United States