- if the project causes loss of income or livelihood, regardless of whether people are physically displaced, the project is required to:
  - promptly and fully compensate economically displaced persons—where land access affects commercial structures, compensate the affected business owner for cost of re-establishing commercial activities elsewhere, lost net income, and costs of transfer and reinstallation of plant, machinery or other equipment
  - provide replacement property (or cash compensation at full replacement cost)
  - compensate economically displaced persons who are without legally recognisable claims to land for lost assets other than land (such as crops, irrigation infrastructure and other improvements made to the land) at full replacement cost
  - provide additional targeted assistance (eg credit facilities, training or job opportunities) and opportunities to improve, or at least restore, income-earning capacity, production levels and standards of living to economically displaced persons whose livelihoods or income levels are adversely affected
  - provide transitional support to economically displaced persons as necessary
- the project identifies, reviews and abides by all laws of the host country that are applicable to land acquisition and involuntary resettlement
- where land access and resettlement are the responsibility of government, the project will collaborate with the responsible government agency to the extent permitted
- where government capacity is limited, the project will play an active role during planning, implementation and monitoring.

IFC Performance Standards 7 and 8
Where Indigenous Peoples will be displaced, Performance Standard 7 needs to be considered and applied, as appropriate. Where cultural heritage is affected, Performance Standard 8 needs to be applied.

IFC Guidance Notes
There are supporting Guidance Notes for each Performance Standard (2012b). In addition, the IFC has developed a series of good practice documents that are designed to help practitioners dealing with land access, resettlement and related issues. See resources section for more detail.

World Bank

World Bank policy in relation to projects not in the private sector is set out in the following documents:

- Operational Policy (OP) 4.12—Involuntary Resettlement (World Bank 2001b)
- Bank Procedure (BP) 4.12—Involuntary Resettlement (World Bank 2001a).

European Bank for Reconstruction and Development

The EBRD has put in place an Environmental and Social Policy and a set of ten Performance Requirements (EBRD 2014), including the following:

- Performance Requirement 1: Assessment and Management of Environmental and Social Impacts and Issues
- Performance Requirement 5: Land Acquisition, Involuntary Resettlement and Economic Displacement
- Performance Requirement 7: Indigenous Peoples
- Performance Requirement 8: Cultural Heritage
- Performance Requirement 10: Information Disclosure and Stakeholder Engagement.

Commercial banks and the Equator Principles

The Equator Principles (2013) are a financial industry benchmark for determining, assessing and managing social and environmental risk in project financing. The Equator Principles were adopted in June 2003 by ten of the world's leading financial institutions. At present approximately 80 financial institutions have adopted them, covering over 70% of international project finance debt in emerging markets. The Equator Principles were updated in 2006 to align them with the IFC Performance Standards, and again in 2013.

Adopting institutions undertake not to loan to projects in which the borrower will not, or is unable to, comply with the environmental and social policies and processes outlined in the Equator Principles.