

Street Rehabilitation Special Assessments - Fact Sheet

1 What is a special assessment? Why is your property included?

When the City performs major maintenance on a street, such as pavement reconstruction or resurfacing, properties that front or are accessed by the improved street are considered to directly benefit and are assigned a one-time special assessment in accordance with the City's policy ([Code & Policy - City of Fridley](#)). For residential lots with fewer than four dwelling units, this typically includes properties with a driveway that provides access to the improved street.

The City assesses for these projects to 1) distribute costs of major pavement maintenance more equitably to those users that generate more and heavier traffic (commercial and industrial properties pay a larger assessment), and 2) to allow greater input from property owners regarding decisions relating to the need for street resurfacing.

The special assessment helps cover a portion of the improvement cost and is applied to your property tax bill or paid without interest in a lump sum.

2 What dates are important and how will I be notified?

You'll be notified at several key stages throughout the project. While exact dates vary by project, the typical sequence and notification methods are as follows:

- **Initial Engagement:**

You will receive a mailed letter informing you about the upcoming project and inviting you to an open house to meet project staff, ask questions, and share feedback. Project details such as the proposed work, timeline, and special assessments are typically introduced during this stage.

- **Preliminary Findings & Resident Input:**

If a second open house is held to present preliminary findings and gather feedback, you will receive a mailed invitation in advance.

- **Hearing on Improvements:**

You'll receive a mailed notice including an estimated assessment amount before the Hearing on Improvements, where the need and feasibility of the project are reviewed by the City Council. You'll be invited to attend this hearing to ask questions, provide input, or raise concerns as the project is considered to proceed with final design and construction.

- **Construction:**

During construction, you will receive regular project updates via email (if subscribed) and notices delivered by mail or door hangers for any temporary disruptions such as driveway closures or water shutoffs.

- **Assessment Hearing:**

After construction is complete, a recommended assessment amount based on actual costs will be mailed to you prior to the Assessment Hearing. You'll be invited to that hearing as well, where you can express concerns, ask questions about payment options, or object before the City Council considers adoption of the assessments. Property owners may appeal the assessment to the district court within 30 days of adoption, but must file a written objection with the City prior to or at the Assessment Hearing. If adopted, a second mailed notice will follow, outlining the final amount due and available payment options.

3 How is the assessment determined?

Our policy for special assessments guides calculation of assessment amounts. They are based on the actual construction costs and your property type and its relationship to the project area. Different property types are assessed as follows:

- **Single-family homes** that access a street segment being improved are assessed an equal amount per lot.
- **Duplexes, triplexes, and fourplexes** are assessed at 1.5x, 2.0x, and 2.5x the single-family amount, respectively.
- **Multi-family (5+ units), commercial, industrial and tax-exempt properties** are assessed based on their street frontage (linear feet along an improved street).

The City pays for most costs related to underground utilities and general infrastructure. Only a portion of surface improvement cost is assessed to benefiting properties.

4 How do I pay the assessment?

Once the assessment is approved by City Council at the Assessment Hearing, you'll receive a mailed notice with the amount due and available payment options. These include:

- **Pay in full within 30 days**
No interest is charged if paid in full directly to the City within 30 days of the Assessment Hearing.
- **Add to your property tax bill**
The balance is automatically added to your annual property taxes:
 - Typically spread over 10 years in equal installments.
 - Interest is charged annually at a rate set by the City Council in connection with project financing.
 - Can be paid in full (with accrued interest) at any time during 10-year period. Pay by November 15th to avoid following year's interest.
- **Request a deferral**
Available if you meet certain criteria (e.g. age, disability, or military status):
 - Payment is postponed, but interest accrues.
 - The balance becomes due when eligibility ends, or the property is sold

Additional notes:

- Partial prepayments (minimum \$100) within 30 days of the Final Assessment Hearing are allowed and reduce interest owed.
- The City does not issue a separate bill. If unpaid, the amount will appear on your annual property tax statement.
- If you sell your home, any unpaid balance remains with the property unless it is paid off at the time of sale.

5 Questions?

Contact the Engineering Division with any questions or concerns at 763-572-3554 or email Web-StreetProjects@fridley.mn.gov.