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Sec. 18-1. Prepayment.

- (a) *Prepayment in full within 30 days.* Property owners may pay any special assessment in full, interest free, for a period of 30 days after the assessment role has been approved at the assessment hearing. Such a payment shall be made to the city treasurer/finance director.
- (b) *Partial prepayment.* Prior to November 15 of the year the assessment role has been approved, a property owner may make a partial prepayment of the special assessment. Such payment shall be made to the city treasurer/finance director. Such partial prepayment must be at least \$100.00. If the partial prepayment is made 31 or more days after the assessment role is approved, interest will be charged on the amount of the partial prepayment from the date specified in the resolution and paid along with the partial prepayment. After November 15, prepayment will be accepted pursuant to Minn. Stats. § 429.061, subd. 3.
- (c) *Multiple assessments.* If a parcel has two or more separate special assessments, repayment may be made on one or more.

(Ord. No. 2006-111, §§ 1, 3, 4, 10-4-2006)

State Law reference— Partial prepayment authorized, Minn. Stats. § 429.061, subd. 3.

Sec. 18-2. Deferment of payment for senior citizens or disabled persons.

- (a) The assessment of any homestead property owned by a person 65 years of age or older, or retired by virtue of a permanent and total disability for whom it would be a hardship to make payments, may be deferred; provided the property owner's average annual principal and interest due on the assessment is in excess of three percent of the property owner's annual income upon submission of an application signed by the qualified person.
- (b) During the deferment period, interest shall continue to accrue on the principal amount of the deferred assessment at the same rate established for the assessment as if no deferment was granted. To the first installment shall be added interest on the entire assessment from the date of the resolution adopting the assessment role until December 31.
- (c) The deferred assessment shall terminate on the first of any of the following:
 - (1) The death of the owner, provided that the spouse is otherwise not eligible for the benefits hereunder;
 - (2) The sale, transfer or subdivision of the property or any part thereof;
 - (3) If the property should, for any reason, lose its homestead status; or
 - (4) If for any reason the city determines that there would be no hardship to require immediate or partial payment.

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In event of sale, the deferred assessment, together with any accrued interest shall be paid in its entirety prior to completion of the sale.

- (d) This section shall not be construed to prohibit the determination of hardship on the basis of exceptional and unusual circumstances not covered by the standards and guidelines where the determination is made in a nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

(Ord. No. 2006-110, 10-4-2006)

State Law reference— Authority to defer special assessments, Minn. Stats. § 435.193; termination of deferment, Minn. Stats. § 493.195.

Sec. 18-3. Procedure for assessing reconstruction of public improvements costs.

In order to standardize a procedure for assessing the cost for reconstruction of public improvements the following procedure is hereby adopted for such assessments:

- (1) Reconstruction of water sewer utilities:

Utility in Place	Percentage of Cost Assessed
1—15 years	20
16—25 years	30
26—40 years	40
41 years or more	50

- (2) Reconstruction of sidewalks: 75 percent of the cost will be assessed.
- (3) Reconstruction of curb: 25 percent of the cost will be assessed.
- (4) Reconstruction of previously tarred street: 33.3 percent of the cost will be assessed.
- (5) Reconstruction of previously constructed storm sewer: 25 percent of the standard rate of construction.

In adopting the procedure, the city recognizes that there may be situations where the allocation of costs in this section may not be reasonable. The council therefore reserves the right to revise the allocation in the appropriate circumstances.

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(Ord. No. 1400.05, § 1, 12-19-2001)

FOOTNOTE(S):

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State Law reference— Special assessments, Minn. Stats. ch. 429. ([Back](#))