

Special Assessment Road Paving

Michigan's Public Act 188 allows for the establishment of Special Assessment Districts for the purpose of performing township improvements. These improvements may consist of things like construction of watermains, sewer or street paving. The S.A.D. program provides a way to finance these improvements by assessing property owners within the established districts.

Public Act 188 requires that property owners of more than 50 percent of the total project road frontage demonstrate support for the municipal improvement by signing a valid petition.

All petitions are submitted to either the Utilities Coordinator or to the Clerk's office for validation and processing.

Once the petition is validated, the Township Board will conduct two public hearings. The first, the Hearing of Necessity, is used to formally establish the project and tentative assessment. The second, the Hearing of Assessment, is used to establish the actual assessment cost to the property owners within the district.

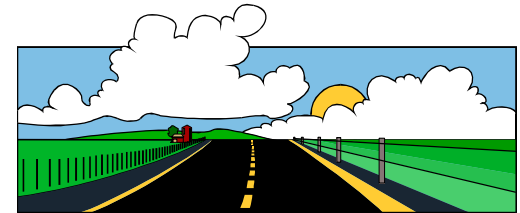
If at anytime the local governing body feels that the project has lost public support, it may elect to discontinue the program.

S.A.D. programs provide property owners with a practical means of pursuing municipal improvements. Consult your local community representatives for additional information and assistance in establishing a special assessment district to pave your road.

**Hamburg Township
Utilities Coordinator**
10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000 Ext. 210

Hamburg Township Clerk
10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
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ROAD PAVING SPECIAL ASSESSMENT DISTRICTS



Hamburg Township
10405 Merrill Road
P.O. Box 157
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(810) 231-1000
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What is S.A.D. Road Paving?

S.A.D. stands for Special Assessment District.

Under Michigan's Public Act 188, a Township may establish an assessment district for municipal improvements such as road paving. If the majority of the residents in the established district choose, they may finance a road paving program by either a single payment for as an assessment to their property taxes.

I'm Unhappy With My Gravel Road But Should We Pave?

The answer to this question must come from the individuals within the community. There is no one answer.

A paved road reduces dust problems and is typically easier to maintain than a gravel road. Also, statistics indicate that vehicles have better control on a paved surface.

Because there are several types of pavement available, aesthetic considerations will be another factor in the community's decision process. The type of pavement constructed may change the look of the neighborhood. Roads paved with concrete and curbs may give a rural street the look of an urban subdivision or an asphalt pavement may not significantly change the original road appearance.

Allow Up to Twelve (12) Months for Processing of an S.A.D. Program

How Will Paving Affect My Taxes And the Value Of My Home?

There will be no direct tax increase on your property due to the paving of your road. However, if an assessment district is established, the road improvement costs will be added to your tax bill.

Realtors indicate that a paved road will increase the value of a home between five and six percent. With this increase in value and as homes in your area are sold, you may in time see an increase in the assessed value of your property.



Why Choose an S.A.D.?

All public roads in Hamburg Township are governed by one of two agencies:

1. The state
2. The county

If you live in a township, your residential street (if a public road) is typically maintained by the county. If your street is a private road, it is typically maintained by a Homeowner's Association.

It is uncommon for townships or counties to have the resources to finance local street improvements within their normal budget.

Therefore, the avenue provided by the S.A.D. Program is typically the most practical means of financing the improvement.

If I Choose to Pave, How Much Will it Cost?

Due to the wide variety of pavements available, the governing agency and the residents will need to determine the desired pavement cross-section. Once the cross-section is determined, a consulting engineer will prepare a preliminary project cost estimate.

This cost estimate serves to assist the community in its decision process in considering the S.A.D. paving project. Residents are not "locked" into this cost estimate. Only after the final plans are prepared and the project is publicly bid by qualified contractors will the residents be asked to approve the final assessment cost.

If the community is requesting that a public road be paved, then the Livingston County Road Commission will be involved in the project. The Project must meet all county requirements and specifications for road paving and drainage.

Ok, I'd Like My Street Paved. Where Do I Start?

Contact your local Planning/Zoning/Utilities Department **Utilities Coordinator** or Clerk's office for information and assistance.

Michigan's Public Act 188 requires the property owners of more than 50 percent of the project frontage to sign a petition stating their interest in establishing a S.A.D. paving project. Your local municipality will provide you with the necessary petition forms.

Once your petition is complete, submit it to the Utilities Coordinator or Clerk where the petition will be validated and the process of establishing a district begins.