

You've Got Questions	We've Got Answers	
Frequently Asked Questions	Short Answer	Code or Legislative Reference
What is the purpose of an SAD?	SAD's allow the City and property owners to work together to fund improvements that primarily benefit a limited group of owners rather than the entire community.	SMC 3.18.010
What types of improvements can be included in an SAD?	A wide range of projects are eligible, including bringing existing roads up to standards constructing new roads, installing utilities, sidewalks, or street lighting.	SMC 3.18.030-040 AS 29.46.110
How can I request that an SAD be formed in my neighborhood?	The first step is to request an application from the City Clerk. The entire process is addressed in the Code.	SMC 3.18.080(A)
Are there limitations on the size of an SAD?	No. However, there are restrictions on forming SADs in certain situations where there are only partially developed or undeveloped properties or where there is only one or a few property owners.	SMC 3.18.090(A)(3) Resolution 2013-011
How long does it take from beginning the SAD process to completion of the improvement?	This will vary from a few months to a year or more. Factors will include the size of the project, whether the SAD is contested by property owners, and the timing for construction.	
How are benefitted properties determined?	Typically the properties immediately adjacent to an improvement are considered to directly benefit from an SAD, however, there may be indirect benefits to other nearby properties.	SMC 3.18.050
How is the cost of the project determined?	The City will obtain an engineer's estimate for the project that will be used in creating the estimated assessment against properties. Final cost will not be known until after completion of the project.	SMC 3.18.100(A)(4) SMC 3.18.110(A)(D) SMC 3.18.150(A)

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How will my share of the assessment be determined?	The City has several options in determining how cost is divided among properties, including size of property, street frontage, property value, geographical zones and per lot. Each SAD will be evaluated individually to provide a fair distribution among benefitted properties.	SMC 3.18.060
How much of an SAD will the City pay?	Current policy states that the City may pay between 50% and 75% of eligible costs, depending on several factors such as reduced maintenance costs, whether the project is identified as a priority in city planning documents, whether grant funding is available to off-set costs, and potential for the project to promote economic development.	SMC 3.18.070 Resolution 2013-011
Can the City make me pay an assessment on improvements I don't want and don't use?	There is an objection period following notice of the public hearing, where property owners can object to the SAD. However, there is a process the Council can follow in determining to proceed, even with property owner objection.	SMC 3.18.020 SMC 3.18.100(D)
Will I be assessed for an undeveloped lot?	Depending on the assessment method used, undeveloped lots may be assessed the same as developed ones. For example if the SAD was assessed on a per-lot basis, the cost would be the same for all parcels in the district, whether developed or not.	SMC 3.18.060
Can I be assessed again if I've already paid an assessment?	Yes, it's possible the City will determine that the property receives additional benefit from the new improvements. For example, there are properties in the city that may have paid on a water/sewer assessment, then years (or decades) later, pay a paving assessment.	
Will I have to pay the whole assessment at once?	Payment can be one lump sum or installments over a 10 year period. The interest rate used is prime plus 2%, as of the date the City Council adopts the assessment role.	SMC 3.18.130

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What if I subdivide my property after it is assessed?	The amount of the assessment will be prorated between the subdivided lots in proportion to the benefitted area as determined by the City.	SMC 3.18.140
What if I sell my property?	Current City policy is to require assessments be paid in full if property changes hands.	
How will I know that an SAD is being considered for my neighborhood?	There are several requirements for notifying the public and specifically notifying affected property owners.	SMC 3.18.100(B)(C)(D)(G) SMC 3.18.110(B)(C) SMC 3.18.120
Will I be given the opportunity to object to an SAD?	Yes. A public hearing will be held and affected property owners will be notified of their opportunity to review the assessment and submit written objections.	SMC 3.18.100(D)