

Section 703 - Procedures for the Collection and
Deferment of Special Assessments

703.01 Purpose. Inasmuch as the City feels it necessary and proper to provide for prepayment of special assessments in whole or in part and to implement a procedure to allow deferment of special assessments in appropriate instances all as made and provided for in M.S. Section 429.061 and M.S. Section 435.193 through 435.195, the following provisions are hereby authorized.

703.03 Pre-payment. At any time prior to certification of the assessment by the City to the County Auditor, an owner may pre-pay not less than 25% of the assessment with interest accrued to the payment date, except that no interest shall be charged if such partial payment is made within 30 days from the adoption of the assessment. The balance remaining shall be paid in accordance with the schedule adopted by the City Council or as provided in Minnesota Statute Section 429.061, Subd. 3. (Amended Ord. No. 93-724)

703.05. Deferment of Payments. The City Council may in its discretion defer payment of special assessments upon request for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability in either instance of which the City Council determines it would be a hardship for said owners to make the payments. Such deferment shall be based on the property owner demonstrating he or she meets the following standards:

1. The annual income of owners requesting a deferment is found not to exceed the sum of \$29,400.00 as of January 1, 2004. This amount shall subsequently be adjusted annually by the Consumer Price Index for the Twin City area;
2. Property owners who have not attained age 65, but are retired as a result of a permanent and total disability must establish such disability by evidence satisfactory to City Council;

Deferred assessments shall accrue simple interest during the deferment period at the rate established for payment of assessments at the time the assessment roll was adopted. The certification of deferment shall be renewed annually by the owner during the term of the deferment and all required supporting documents or information delivered to the City not later than September 30 of each year. Upon failure to renew the deferment certification or upon:

- (a) the death of the owner, provided that the surviving or successor owner is otherwise not eligible for the deferment;
- (b) the sale, transfer or subdivision of the property or any part thereof;
- (c) if the property should for any reason lose its homestead status; or
- (d) if for any reason the City shall determine that there would be no hardship to require immediate or partial payment; the deferment shall terminate and the City Clerk shall promptly certify to the County Auditor the amount of the deferred assessment including interest to be inserted on the tax rolls and collected in the period of time remaining in the original assessment or in full if the property was sold or the period of time for repayment of the original assessment has expired. (Amended Ord 2004-931)

(This Section added through Ord. No. 90-683)