



# Proposed Property Tax Liens for Unpaid Sidewalk Repair Charges

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# BACKGROUND

- Per Municipal Code Section 17.24, the property owner has the primary duty to fund and perform repairs to sidewalks fronting their properties.
- Per Municipal Code Section 7.42.050, the unpaid sidewalk repair charges can be collected by the San Mateo County Collector on the tax roll.



# SIDEWALK REPAIR PROGRAM



Properly maintained sidewalks allow for:

- Safe pedestrian travel
- Adds value to individual properties
- Decreases the liability faced by a homeowner in the event someone is injured by damaged sidewalk located in front of their residence



# SIDEWALK REPAIR PROGRAM

- The City Sidewalk Annual Repair Program was approved in 2009 and initiated in 2010.
- In past years, the Public Works Department selected a designated section of the City and inspected and identified all potential hazards with a displacement of  $\frac{3}{4}$  inches or greater.



# SIDEWALK REPAIR PROGRAM

- Project is scoped, designed and competitively bid. Then residents are notified of estimated costs and sidewalks constructed. Invoicing follows completion of work.
- Sidewalk repair charges are the residents' portion of the sidewalk repair since it is ultimately their responsibility to maintain the sidewalk in front of their house.



# NOTICING AND BUDGET IMPACT

- Once repairs are completed, an invoice is sent and is payable within sixty (60) days.
- If payment is not received after the 60 days, it becomes delinquent and a “Notice of Non-Payment” is sent informing the repair charges are now due and payable.
- Remaining Property Owners with outstanding balances were sent notification that their property would appear on the tax lien list if payment is not received prior to the Council Meeting Scheduled for April 5, 2021.
- The combined tax lien list has a total of \$13,104 in unpaid charges affecting 16 properties from the 2013, 2016, 2017 and 2019 Sidewalk Repair Projects.

# RECOMMENDATION

- The recommendation is to adopt a Resolution to approve the list of properties with unpaid sidewalk repair costs, and direct staff to forward the list to the County Controller's Office for collection of these unpaid sidewalk repair costs on the property tax roll.



# Thank You

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