

Special Assessment Project Types

- STREET LIGHTING
- ROAD PAVING
- SANITARY SEWER
LINE EXTENSIONS
- POTABLE WATER
LINE EXTENSIONS
- RECLAIMED
WATER LINE
EXTENSIONS
- STORMWATER
DITCH PIPING

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Special Assessment Projects

What is a Special Assessment Project?

A Special Assessment Project offers property owners within unincorporated Manatee County the opportunity to obtain new services or infrastructure. Examples include:

- Street Lighting
- Road Paving
- Sanitary Sewer Line Extensions
- Potable Water Line Extensions
- Reclaimed Water Line Extensions
- Stormwater Ditch Piping

These services are paid through non-ad valorem assessments levied **annually on the property taxes of the owners** within a Municipal Service Benefit Unit (MSBU) district that is established for the project.

What is a non-ad valorem assessment?

Assessments which are not based upon millage and which can become a lien against a property.

Special Assessment Project Process

1. Petition by at least 67% of property owners showing interest in participating in a special assessment project.
2. County staff develops feasibility report, conceptual design, and project cost estimate and presents at public meeting.
3. Postcard poll sent to property owners seeking service benefit.
4. If the poll results in at least 67% of the owners in favor of the project a public hearing will be held to present the project to the Board.
5. If approved by the Board, the County will solicit and procure the design and construction of the project.
6. After the construction is complete, a second public hearing will be held to adopt the annual assessment to be levied against each benefiting property.

Special Assessments

- The Board has the sole discretion to approve (even without 67% support) or deny each special assessment project.
- All design and construction costs are repaid to the County by the benefiting property owners through the annual assessment.
- Levied assessment are collected pursuant to Florida Statutes 197.3632 - Uniform method for the levy, collection, and enforcement of non-ad valorem assessments.

For more information

Scan the QR code below to be directed to the Public Works Assessment web page or visit https://www.mymanatee.org/departments/public_works/public_works_assessments

