

What are the SAD process steps?*

1. Expression of interest by residents -- may request informational meeting with RCOC.
2. If there is sufficient interest, RCOC prepares preliminary construction plans and cost estimate.
3. If residents want to proceed, RCOC prepares petitions for circulation on desired streets -- residents must circulate petitions.
4. RCOC Board determines if the petitions are valid or invalid.
5. If petitions are valid, RCOC schedules a "hearing on objections" to allow residents to express support or objections.
6. RCOC solicits bids, determines each property's cost & notifies property owners of this.
7. RCOC conducts a hearing on objections to the cost (also known as the "apportionment") and finalizes the apportionments.
8. Project proceeds to construction.

***Note:** This is a simplification of the process for illustrative purposes.

Appealing an apportionment

What can a property owner do if they don't agree with RCOC's cost apportionment for an SAD project? They can appeal to the Michigan Tax Tribunal. To do this, they must first protest the assessment at the RCOC Hearing on Objections to Apportionment (either in writing or in person). Then, they must file a written appeal with the Tax Tribunal within 30 days of the confirmation of the special assessment roll.

This can be done by contacting the Tax Tribunal at:

Michigan Tax Tribunal, PO Box 30232
Lansing, MI 48909 or 517-373-4400

Or, visit the Tax Tribunal online at:
www.michigan.gov/taxtrib

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RCOC Mission Statement

RCOC strives to provide the public with leadership in:

- Safe and convenient roads
- Sound financial management
- Responsive and dependable service

Have a question for the Road Commission?

Call or write:

Department of Customer Services
2420 Pontiac Lake Road
Waterford, MI 48328
(877) 858-4804

TDD: (248) 858-8005

OR, visit RCOC online at
www.rcocweb.org

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- What is it?
- How does it work?
- How do I participate?

WHAT IS AN S.A.D.?

A special assessment district is a designated area where a majority of the property owners agrees to allow a governmental agency to levy a special property tax in exchange for a specific service. In RCOC's case, that service is the paving or repaving of a residential street.



With an SAD, the governmental agency agrees to pay for the cost of the service "up front," and the property owner agrees to pay back his or her share over a period of years in the form of a special property tax.

The law that authorizes property owners to empower road commissions to assess them for road paving or repaving was adopted by the Michigan Legislature in 1931 in the form of Public Act 246.

The RCOC SAD program applies only to the paving or repaving of residential streets under RCOC jurisdiction. Non-paving issues, such as drainage, are handled by other governmental agencies (the Oakland Water Resources Commission handles most drainage problems).

Property owners participating in an RCOC SAD paving project are allowed a 10-year period to pay their assessments, though there are no penalties for early payoff.

WHY AN S.A.D. PROJECT?

RCOC is responsible for a 2,700-mile county road system, which is the second largest road system in Michigan, second only to the state highway system. This road system is burdened with tremendous amounts of traffic due to all the new development in the county over the last several decades.

The Road Commission receives the bulk of its funding from the state-collected gas tax (it receives no direct revenue from property taxes). Michigan's gas tax rate has been well below the national average for decades, and Michigan has been in the bottom nine states nationally in per capita road funding since the early 1960s (in 2010, Michigan ranked dead last in per capita spending).

As a result, road funding is not adequate to meet all construction needs. In an effort to manage the available dollars,

RCOC'S SPECIAL ASSESSMENT PROGRAM

The Road Commission for Oakland County (RCOC) special assessment district (SAD) paving program allows property owners along residential county roads an opportunity to pave or repave their streets. This program has allowed thousands of county residents to enjoy smooth roads in their neighborhoods.



Before



After

RCOC has developed a rating system based on safety factors and traffic volume to determine priorities for funding road construction projects. Residential streets, with low traffic volumes and accident rates, understandably, do not qualify for a portion of the limited construction funds. Consequently, the SAD program is RCOC's only viable means to pave residential streets under its jurisdiction.

HOW TO START THE S.A.D. PROCESS

The RCOC Board of Road Commissioners has adopted a preliminary procedure to help property owners understand the special assessment process prior to formal initiation of a project. This procedure includes RCOC staff meeting with interested residents to explain the nature of the road improvements, legal process, project cost and how property assessments are determined.

GENERAL REQUIREMENTS

In order for your street to be considered for a special assessment district paving project, it must meet the following requirements.

- It must be a public, county road.
- It must be outside corporate city or village limits (the Road Commission does not have jurisdiction over residential streets in cities and villages).
- At least 75 percent of the property along the road must be subdivided into parcels of 300 feet or less in width, or there can be no fewer than one building for every 300 feet of road frontage.
- Owners of properties representing more than 51 percent of the lineal footage along each road within the special assessment district must support the SAD project.

Once property owners show sufficient interest exists to pave or repave the street(s), plans and estimates of cost will be prepared by RCOC. All property owners are notified, both in writing and through a public meeting, of the planned improvements, estimated costs and tentative assessments. This information is provided prior to any formal commitment by property owners.

Property owners interested in obtaining further information about the SAD process should call the Road Commission at (248) 645-2000, ext. 2270.

