

Proposed Special Assessment Area to Fund Paving Roads in the Harmony Heights Subdivision

Introduction

Washington County is considering creating a special assessment area in order to fund the paving of roads in the Harmony Heights Subdivision in the New Harmony area. The estimated assessment amount is \$8,500 for parcels that front the streets to be paved and \$4,250 for parcels without frontage. Property owners will have up to ten years to pay the assessment, which will be included in the annual property tax notice until paid.

Information was mailed to area property owners, and a public hearing was held on March 19, 2019.

Property owners who are opposed to proposed assessment area may file protests until May 20, 2019. If property owners representing 40% of the number of parcels in the proposed area, the assessment will be abandoned. Protests should be filed with the Washington County Clerk–Auditor, 197 East Tabernacle Street, St. George, UT 84770. Each protest must include property identification information (e.g. parcel number or address) and the protestor’s name and signature.

The letter sent to homeowners, map of the proposed area, and frequently asked questions may be accessed by the following links.

Frequently Asked Questions

What does the cost estimate of \$8,500 per parcel (\$4,250 for parcels without frontage to a road to be paved) include?

The estimated cost includes the cost of the paving project and administrative costs related to the assessment area. It does not include annual interest which is estimated to be less than 3%.

Will the assessment have to be paid off before a parcel can be sold?

No. After the input given at the public hearing, the county has determined that all parcels will have ten years to pay the assessment regardless of whether the property ownership changes.

How will the parcels without frontage to the proposed pavement be counted for protest purposes?

In determining whether the 40% protest number is reached, the non-frontage parcels will be weighted proportionately to their assessment amount. Since these parcels would be assessed half as much as frontage parcels, their impact on the protest calculation will be half as impactful.

If the paving project is completed, will new assessments be charged to pay for ongoing maintenance?

No. Ongoing maintenance will be funded out of the Washington County Budget and not the special assessment area.

Can protests be withdrawn?

Yes. A property owner that files a protest may withdraw the protest on or before May 20, 2019.

Will the assessment impact property taxes?

Maybe. Property taxes are based on fair market value. Anything that impacts fair market value can impact property taxes.