

Special Assessments Guide – Sidewalk Repair and Replacement (TED)

Minneapolis repairs sidewalks with a yearly program. You may have a special assessment if the program benefits your property. Special assessments go through a public hearing process.

The Sidewalk Program:

- The City has a **5-Year Improvement Plan** that schedules the sidewalk program areas. Program area selection is based on the history of the program and conflicting projects happening nearby.
- City inspectors walk along the sidewalks in the chosen areas. They look for broken and dangerous sections that need replacement.
- If a broken sidewalk is in front of your house, the property owner will get a **Sidewalk Repair Notice** in the mail. This notice comes at least **21 days** before the repair work starts.
- Most property owners choose to have the City hire a contractor to do the work. The City gets bids from different companies and picks the qualified one with the lowest cost. The contractor fixes broken sidewalk panels, curb ramps, and parts of the street or alley.
- The City checks and fixes sidewalks in neighborhoods on a rotating schedule—about every 20 to 25 years.

By City Ordinance, sidewalks are the responsibility of the individual property owner. City of Minneapolis Code of Ordinance. Title 17 - Streets and Sidewalks 427.90 – Owners to build and repair sidewalks

Sidewalk repair and replacement costs:

- The average cost per replacement, per property in 2024 is \$1,255
- The costs can vary: If there are no sidewalk panels replaced there is no cost.
- There are some properties that need most panels replaced which can be more than \$10k.

Property owners receive a bill for the cost of the work from the Sidewalk Inspections office after the program finishes for the year. The bill includes a 10% administrative charge (not to exceed \$50.00). The property owner can pay the bill in full or have the cost assessed to their property taxes as a special assessment.

- *You may be assessed more than once, depending on your property's location and proximity to multiple projects.*

