

City of Saint Paul Sewer Assessment Program Packet

Program Information and Instructions

Who is eligible?

- Any City of Saint Paul property owner who owes **no delinquent taxes** on a property in need of any of the following work done.
 - Repair of an existing sanitary sewer service.
 - Replacement of an abandoned or removed sanitary sewer service that is or was located along the alignment of a previously functioning sanitary sewer service. Please note that this program cannot be used for the construction of a new sanitary sewer service along an alignment that previously did not have a functioning sanitary sewer service.
 - Disconnection of a rainleader.
 - Rerouting of a private storm sewer service from the City's sanitary sewer system to the City's storm sewer system.

Participation in this program is voluntary. Property owners have the option to arrange for private financing. Feel free to call the Sewer Utility at 651-266-6234 to verify that you qualify to use this program.

What are the eligible costs?

- Only costs (parts, labor, restoration, etc.) deemed necessary for performing any of the work listed above.

What forms need to be filled out and returned to the Sewer Utility?

- Before any work is done, the following must be submitted to the Sewer Utility for review and approval:
 - An application form (included in this sewer assessment packet) signed by the property owner.
 - **At least three estimates** (previously one) are now required for all private sewer repair work \$10,000 or higher. A list of licensed sewer contractors who are authorized to perform this type of work is included in this sewer assessment packet. Please contact them for estimates. Contact the Sewer Utility to discuss your estimates. Note that the decision of which licensed sewer contractor ultimately performs the work belongs to the property owner.
- After the work is completed, the following must be submitted to the Sewer Utility for processing by the property owner:
 - A Repair Completion form (included in this sewer assessment packet) signed by the property owner.
 - A copy of the final invoice of the work performed by the licensed sewer contractor.

How does the contractor get paid?

- After the work is completed and all required forms are received and approved by the Sewer Utility, the City's Finance Department processes and mails out a check to the contractor on the property owner's behalf (see the included Repair Completion form).

How does the property owner pay for the work done?

- The City's Real Estate Division processes a special assessment for the cost of the work done and sends it to the City Council for ratification. The ratified assessment is then certified to the County, with charges appearing on the property owner's real estate tax statement the following year.
- The current fixed interest rate for this program is 4.48%. This rate is set by the City Council and is subject to change without notice. An administrative fee of \$60 is added to the total cost of the work done.
- Through real estate property taxes, the property owner pays the charges (sum of the cost of the work done, \$60 administrative fees, and 4.48% interest charges) over a twenty-year period, starting the year after the City Council ratifies the assessment.
- Payment in full without penalty can be made any time prior to end of the twenty-year period.
- An example of how this program works is included in this sewer assessment packet.

Example of how the Sewer Assessment Charges are Calculated

*NOTE: \$10,000 used below is just an example. The cost of your work may cost more or less

Repair Cost	Administration Fee	Total Assessment	Interest Rate
\$10,000.00	\$60.00	\$10,060.00	4.48%

Year	Total yearly payment (PMT)	Beginning loan balance or loan balance from previous period	Yearly loan interest payment	Yearly principal payment	Ending loan balance
1	\$772.03	\$10,060.00	\$450.69	\$321.35	\$9,738.65
2	\$772.03	\$9,738.65	\$436.29	\$335.74	\$9,402.91
3	\$772.03	\$9,402.91	\$421.25	\$350.78	\$9,052.13
4	\$772.03	\$9,052.13	\$405.54	\$366.50	\$8,685.63
5	\$772.03	\$8,685.63	\$389.12	\$382.92	\$8,302.71
6	\$772.03	\$8,302.71	\$371.96	\$400.07	\$7,902.64
7	\$772.03	\$7,902.64	\$354.04	\$418.00	\$7,484.64
8	\$772.03	\$7,484.64	\$335.31	\$436.72	\$7,047.92
9	\$772.03	\$7,047.92	\$315.75	\$456.29	\$6,591.63
10	\$772.03	\$6,591.63	\$295.31	\$476.73	\$6,114.90
11	\$772.03	\$6,114.90	\$273.95	\$498.09	\$5,616.81
12	\$772.03	\$5,616.81	\$251.63	\$520.40	\$5,096.41
13	\$772.03	\$5,096.41	\$228.32	\$543.71	\$4,552.70
14	\$772.03	\$4,552.70	\$203.96	\$568.07	\$3,984.63
15	\$772.03	\$3,984.63	\$178.51	\$593.52	\$3,391.10
16	\$772.03	\$3,391.10	\$151.92	\$620.11	\$2,770.99
17	\$772.03	\$2,770.99	\$124.14	\$647.89	\$2,123.10
18	\$772.03	\$2,123.10	\$95.11	\$676.92	\$1,446.18
19	\$772.03	\$1,446.18	\$64.79	\$707.25	\$738.93
20	\$772.03	\$738.93	\$33.10	\$738.93	\$0.00
	\$15,440.69		\$5,380.69	\$10,060.00	

Please Note: These figures are not 100% accurate, but the dollar amounts will be close because the 1st year is prorated according to the date that the assessment is approved by the City Council.

Revised 2/27/2023

City of Saint Paul Sewer Assessment Program

Application for Sewer Assessment

As owner of the property listed below, I have reviewed the Sewer Assessment Program instructions and agree to the following terms and conditions:

Administration Fee: I will be charged a one-time fee of \$60.00 for administration, which will be included in the cost assessed against my property.

Payback period: Cost of work performed, administrative fees, and interest will be collected through my real estate taxes over a twenty-year period. Interest charges will be based on the fixed rate approved by the Saint Paul City Council and is subject to change without notice. The current rate is 4.48%. I may pay the unpaid balance in full at any time during this twenty-year period, without penalty.

Waiver of Appeal: I AGREE TO WAIVE MY RIGHT TO APPEAL THIS ASSESSMENT. I AGREE TO SIGN AND SUBMIT THE REPAIR COMPLETION FORM PROMPTLY UPON COMPLETION OF MY SEWER REPAIR WORK. THE CITY WILL NOT BE RESPONSIBLE FOR ANY CHARGES THE LICENSED SEWER CONTRACTOR MAY LEVY FOR FAILURE TO RECIEVE PAYMENT PROMPTLY DUE TO THE PROPERTY OWNER NOT SUBMITTING ALL REQUIRED DOCUMENTS ON TIME.

Damage Awards: If the work performed was necessitated by damage resulting from the actions of another party, and I collect compensation from that party, I agree to apply the full amount collected towards the unpaid balance of the assessment.

Property Address: _____
(Location where work will be performed)

Owner's Name (print): _____

Owner's Signature: _____

Owner's Address: _____
(If different from property address)

Telephone Number: _____

Date: _____

Please return this completed "Application for Sewer Assessment" form, and at least one (preferably three) contractor bids to:

St. Paul Sewer Utility
700 City Hall Annex
25 W 4th St
St. Paul, MN 55102

May also be faxed or emailed.
Fax number: 651-298-5621
Email address: PW-SewerAssessment@ci.stpaul.mn.us

If you are not delinquent on your property taxes, you are eligible to use the program. Please call Sewer Utility at (651) 266-6234 for questions.

City of Saint Paul Sewer Assessment Program

Repair Completion Form

TO BE FILLED OUT BY PROPERTY OWNER ONLY

(Call 651-266-6234 if you have questions)

Request for Assessment: I request that the Sewer Utility pay the attached invoice of \$ _____ because sewer repair work has been completed to my satisfaction.

Property Address: _____
(Location where work was performed)

Owner's Name (print): _____

Owner's Signature: _____

Owner's Address: _____
(If different from property address)

Owner's Telephone Number: _____

Date work was performed: _____

Name of Company who performed the work: _____

Address of Company who performed the work: _____

Phone number of company who performed the work: _____

I understand that the costs of this work will be assessed against my property and that the City does not warrant the work done by my contractor. I further understand that contractual relationships between property owners and contractors do not include the City and so questions relating to the work done must be directed to my contractor.

Administration Fee: I understand that the assessed charge against my property for this work will include a one-time fee of \$60.00 to process this assessment.

Payback period: I understand that the contractor's cost, the City administrative fee, and interest charges will be collected through real estate taxes over a twenty-year period. Interest charges will be based on the fixed rate approved by the Saint Paul City Council and is subject to change without notice. The current rate is 4.48%. I also understand that I may pay the unpaid assessed balance in full at any time during this twenty-year period without penalty.

Waiver of Appeal: As owner of the property listed below, I agree to waive my right to appeal this assessment.

Please return this filled out form, along with a copy of the contractor's final invoice to:

St. Paul Sewer Utility,
700 City Hall Annex,
25 W. 4th St.
St. Paul, MN 55102.

May also be faxed or emailed:
Fax number: 651-298-5621; Email address:
PW-SewerAssessment@ci.stpaul.mn.us

Revised 2/27/2023

**City of Saint Paul Licensed House Sewer Contractors
Sewer Assessment Program**

Commercial Utilities/Curella Compan SR (651) 774-0330 cuicurella@me.com	
Executive Contractors Inc (651) 248-1350 kromreyc@gmail.com	
Grant Utilities (651) 248-3696 grant@grantutilities.info	SR, T
Jacon Company (651) 426-8561 estimating@jaconco.com	
Kevitt Companies (763) 545-3557 Galenk@kevitt.com	
M&B Services LLC (651) 248-1697 molly@mb-servicesllc.com	SR, T
Northern Benjamin Franklin (763) 427-1000 customerservice@benfranklinontime.com	T
One Hour Rooter (612) 354-8984 Service@onehourrooter.com	
Paul Bunyan Plumbing (651) 222-1551 molly.kroker@heypaul.com	T
Precision Lining and Sewer (507) 789-0836 chris@precisionlining.net	T
Saint Croix Sewer Services (651) 802-5730 tony@saintcroixsewer.com	
SGP Contracting Inc (651) 644-1604 jerrysgpcontracting@gmail.com	SR
Triple E Water and Sewer (763) 207-8068 info@eee-ws.com	T

A-Z Underground (612) 413-6958 service@a-zunderground.com	T
ASAP Underground LLC (651) 493-3744 jobs@asap.com	T
Bonfe (651) 332-6633 info@bonfe.com	T
Danner Inc (651) 450-0830 bryanc@dannerinc.com	
Dean's Home Service (763) 428-1321 ic@calldeans.com	T
Didion Contracting (952) 440-1767 mattdidion17@gmail.com	
DSM Excavating Co Inc (651) 480-1355 admin@dsmexcavating.com	
Hero Plumbing (612) 827-4674 sewers@callhero.com	T
Matt's Plumbing Solutions (651) 341-5899 mattsplumbingsolutions@gmail.com	T
Marvel Sewer and Drain (763) 445-9005 Help@MarvelSewerandDrain.com	T
Mr. Rooter (763) 551-0555 Dispatch@MrRooterMN.com	T
Pete's Water and Sewer (763) 515-7428 bids@pwsmn.com	
Piperight Plumbing (612) 747-6114	
Roto Rooter (763) 286-8291 Blaine.weiss@rrsc.com	T

updated 5/8/2023

SR: Indicates contractors who work in Sandrock tunnels. Contact Sewer Utility at (651) 266-6234 to find out if you are in a sandrock tunnel area.

T: Indicates contractors who are also televisors. Visit stpaul.gov/sewer for the full list of televisors or call Sewer Utility at (651) 266-6234 to request a copy.