



# Maricopa County

Office of The Superintendent of Streets

2901 W. Durango Street  
Phoenix, Arizona 85009

## AN INFORMATION SHEET ABOUT IMPROVEMENT DISTRICTS

### ***What Is An Improvement District?***

An improvement district is designed to provide neighbors a method of accomplishing local improvements and distributing the cost among all property owners who benefit.

### ***How Do I Go About Getting One Organized?***

To initiate an improvement district, a request for a petition must be submitted, in writing, to the Office of the Superintendent of Streets, outlining the extent of the improvements desired, (e.g., street paving, water or sewer lines, street lights, etc.). A petition, which includes the district boundary and a cost estimate, will then be returned to obtain signatures of either a majority of persons owning real property within the district or the owners of fifty-one percent (51%) or more of the real property within the district.

Upon receipt of a petition with sufficient signatures, the Superintendent of Streets will proceed with formation of the district. Proceedings and hearings as required by state law will be conducted with the Maricopa County Board of Supervisors serving as the Board of Directors of the district. This process, from start to finish, takes a minimum of eighteen (18) months to complete, depending on design and construction time requirements.

### ***How Do I Pay For The Improvements?***

The total cost of the improvement is either financed by special assessment bonds purchased through public bid or collected annually on the tax roll (for street lights and road maintenance).

Once the improvements are complete, an assessment is placed on every lot and/or parcel within the district. For districts financed with bonds, the assessment may be paid for:

- a) In cash, during the time provided, normally 30 days, or
- b) By semiannual installments of principal and interest (May and November), for a period not to exceed 25 years. The current interest rate on bonds is eight percent (8%).

If, after an assessment has gone to bond and an early payoff is desired, the payoff will include the unpaid principal balance *PLUS* interest to the next payment period *PLUS* a five percent (5%) penalty on the unpaid balance (premium to bond holder).

### ***What If I Can't Make The Payments?***

If an assessment becomes delinquent, the district is obligated to sell the property covered by that assessment to pay the special assessment bonds. The buyer is required to hold the lien for a minimum of one year before applying for a Superintendent of Streets deed to the property. During that period, the - assessment lien must be paid in full, plus penalties. Once a deed is issued, the buyer has control of its redemption value.

For districts on the tax roll, it is considered the same as delinquent taxes.

### ***Who Can I Talk To For More Information?***

For further information on improvement districts within unincorporated areas of Maricopa County, contact the Office of the Superintendent of Streets at (602) 506-8798.