

ORDINANCE BILL NO. 34 FOR 1978

ORDINANCE NO. 745

AN ORDINANCE TO PROVIDE FOR THE DEFERRAL OF SPECIAL ASSESSMENTS FOR IMPROVEMENTS, SEWER HOOKUP CHARGES AND SANITARY SEWER SYSTEMS DEVELOPMENT CHARGES, WHERE THE PROPERTY OWNER IS A SENIOR CITIZEN, AS DEFINED HEREIN, AND OTHERWISE QUALIFIES PURSUANT TO THIS ORDINANCE; REPEALING ORDINANCE NO. 590; AND DECLARING AN EMERGENCY.

THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to permit qualified senior citizens to have deferred the special assessments that may be levied against their residences for improvements, and have deferred the sewer hookup charges and sanitary sewer systems development charges for sanitary sewer service to their residences.

Section 2. Senior Citizen Defined. A senior citizen is a person who is 65 years of age or more at the time that the deferral of payment is granted. ✓

Section 3. Qualification of Senior Citizens. To qualify for this senior citizens' assessment and charges deferral program:

(a) The property to be assessed or served must be owned by a senior citizen; or, if owned by a husband and wife, then only one of them needs to be a senior citizen.

(b) The property to be assessed or served must be the residence of the senior citizen.

(c) The senior citizen shall have a gross annual income not to exceed \$3,600.00; and, if he is married, then their joint gross annual income shall not exceed \$4,100.00; and further not to exceed an increase of more than \$400.00 for each additional dependent that is living with them at the time of the application and during the calendar year preceding the one in which the assessment is to be levied or the charges are imposed. The gross annual income shall include the gain or loss from the sale or exchange of property and from the operation of a farm

or business, and shall include all other income. The gross annual income for the calendar year in which the application is made shall be estimated and shall be the amount used to determine whether or not the applicant is qualified. The current monthly income, the prospect for income in the calendar year, and the gross annual income during the previous calendar year shall all be considered in estimating the gross annual income. The city manager may require such information from the applicant as the city manager deems necessary to make the estimate, and the city manager shall then determine the gross annual income of the applicant and whether or not he qualifies.

Section 4. Deferral of Assessment and Charges: To the extent that funds are conveniently available to the city, a qualified senior citizen may choose to have deferred the special assessment for improvements that is to be or has been levied against his residence, and have deferred the sewer hookup charges and sanitary sewer systems development charges for sanitary sewer service to his residence. Such assessments and charges may be deferred, even if a part thereof have been paid. Such assessments and charges shall bear interest at the rate of 7 percent per annum from the date that the assessment is levied against the residence, or the charges are imposed, and until paid, and shall become due when the property ceases to be the residence of the senior citizen or his spouse. This may be by reason of the sale or rental of the property, or the death of both the senior citizen and his spouse, or for any other reason whatsoever.

Section 5. Investigation of Status of Land. As frequently as appears appropriate, the city manager shall review the county records relating to deferred special assessments and charges, and shall also make such investigations as appear appropriate to learn of any other material changes in the status of the subject land.

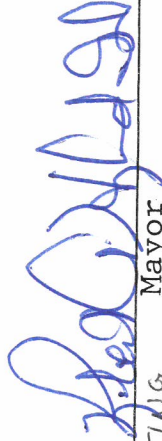
Section 6. Assessments and Charges to be a Lien. Any assessment and charges that are deferred by the terms of this ordinance shall become a lien on the land just as though this ordinance had not been adopted. When such assessments and charges become due by the terms of Section 4 of this ordinance, they may be enforced and collected as though they had not been deferred.

Section 7. Election. A qualified senior citizen, who elects to have an assessment or charges deferred pursuant to the provisions of this ordinance, shall enter into a contract with the city, as may be required by the city.

Section 8. Repeal. Ordinance No. 590 is hereby repealed.

Section 9. Emergency Clause. That inasmuch as it is deemed necessary for the public health, peace, and safety of the citizens of the city of Sweet Home that the provisions shall be immediately operative, it is hereby declared that an emergency exists; and this ordinance shall be in full force and effect from and after its passage by the council and approval by the mayor.

Passed by the council and approved by the Mayor this 26 day of September, 1978.

  
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Mayor

ATTEST:

  
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City Recorder