



City of Fort Wayne Barrett Law Loan Program

Barrett Law the Program

Barrett Law is a City-administrated loan program available to residents needing funding to pay for capital improvements over a long-term basis. Barrett Law is an affordable option for owners to borrow money at a 3% interest rate without loan application fees, prequalification credit checks, or approval process. It is a convenient method for affected property owners to make payments for improvements such as sidewalks, street lights, alleys and sewers.

Barrett Law Process for Petition by Block

Property owners wishing to have an entire block funded through Barrett Law must sign a petition which includes signatures from all of those participating in the project. The petition must have at least 51% of affected property owners. The petitioners agree to pay a portion of the project cost. Property Owners are notified by mail of Preliminary and Final Hearings for the project. At these hearings residents have an opportunity to ask questions, or discuss concerns or support for the project.

At the time of the Preliminary Hearing property owners will know the maximum estimated cost they will be responsible to pay for their portion of the project. After the Final Hearing, owners will be mailed a final notice of assessment also known the waiver. The waiver includes the final cost for each individual property and an amortization schedule showing what payment will be if owners elect to use the Barrett Law Loan Program.

Barrett Law Process for single location

Property owner(s) wishing to have their individual sidewalks repaired must sign and return their petition for further processing by City Engineering staff.

Payment Options

Property Owners have thirty (30) days from the Final Hearing date to choose if they want to take advantage of the Barrett Law Loan Program, seek a private loan from a financial institution or pay the amount due out of their personal account. 30 days from the final hearing the Board of Public Works must have either, payment in full or a returned, signed and notarized waiver from those stating which payment option they have selected.

- Pending total assessment values property owners may agree to pay annual or monthly installments with interest over 10, 20 or 30 years:
 - 10 Years- Final Assessments ranging from \$100-\$4,999
 - 20 Years- Final Assessments ranging from \$5,000-\$14,999
 - 30 Years- Final Assessments at or Above \$15,000
 - Any final assessment under \$100 must be paid in full.

Payment Due Dates

First installments are always due on May tenth (10th) or November 10th, depending on when the Board of Public Works approves assessments.

- Projects passed January 1st through June 30th will have first installments due November 10th of the calendar year.
- Projects passed July 1st through December 31st will have first installments due May 10th of the calendar year.

Where and how to pay Barrett Law Accounts

Payments are accepted three (3) ways:

- Check payments may be mailed to:
 - City of Fort Wayne – Barrett Law
Citizens Square
200 E Berry Street, Suite 210
Fort Wayne IN 46802
- Cash or Check brought in person to the address above.
- Online Payments: <http://barrett.cityoffortwayne.org/index.php>

Falling behind on payments

If property owners miss a monthly or annual payment a late fee is automatically charged to the installment total. Once a payment(s) on both non waived and waived accounts become six (6) months delinquent the Barrett Account will be certified to the Allen County Auditor June 1, of the calendar year for the remaining total assessment balance.

Barrett Law Lien

Barrett Law will show as a lien against the property for those who sign a waiver and elect to participate in the loan program. Liens stay with the property. Should a property sell that has a Barrett Law lien -- the buyer and seller may negotiate who and how the Barrett Law payment obligation will be fulfilled. The Barrett Law lien is removed from the property once the total assessment is paid.

For additional information, please contact the Board of Public Works at 260-427-5805