



City of Fort Wayne Barrett Law Loan Program

Barrett Law Loan Program

Barrett Law is a City-administrated loan program available to residents needing funding to pay for capital improvements on 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. All block petitions except for street light petitions must have at least 51% of affected property owners signatures. Street light petitions must be signed by the owners of at least sixty percent (60%) of the real property in the city block or blocks described in the petition per IC 36-9-9-3. 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, discuss concerns or express support for the project.

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

Barrett Law Process for single location

Property owners 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 full amount due by the due date on the Notice of Assessment. The assessment is not added to the improvement properties City Utilities bill and will be billed separately by the City of Fort Wayne Barrett Law department. 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.

Property owners with an assessment of \$500 or more may elect to pay the assessment in monthly or annual installments with interest for a specific period. The period allowed for the installment loan is based on the total assessment amount.

- Final assessments under \$500 must be paid in full.
- 10 Year Installments for Final Assessments of \$500 or more
- 10-Year or 20-Year Installments for Final Assessments over \$5,000
- 10-Year, 20-Year, or 30-Year Installments for Final Assessments at or above \$15,000

Payment Due Dates

First installments are always due on May 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 options available include the following:

- Online Payments using a financial institution routing and savings or account number may be made at <https://barrett.cityoffortwayne.org/>.
- Payment by mail with a check, cashier's check or money order made payable to City of Fort Wayne Barrett Law.

Mail to:

City of Fort Wayne – Barrett Law
200 E Berry Street, Suite 210
Fort Wayne IN 46802

- Check, cashier's check, money order or cash may be brought to the address above.

Falling behind on payments

Property owners will be charged late fees when a payment is missed or paid after the due date. In May of each calendar year, non waived and waived accounts that are six (6) months delinquent will be certified to the Allen County Auditor before June 1st for the remaining total assessment balance.

Barrett Law Lien

The assessment will show as a lien against the property until the assessment is paid in full. Liens stay with the property. The assessment is to be paid in full at closing if the property transfers ownership. The lien is removed from the property once the total assessment is paid in full.

For additional information, please contact the City of Fort Wayne Barrett Law department at 260-427-5805.