50/50 Sidewalk Program

Program Overview

Under the city of Fate Unified Development Ordinances Section 5.8.5(5) “All sidewalks in the city shall be constructed, reconstructed, and kept in good repair by the owner of the property fronting upon the sidewalk, at their sole expense.” However, through this new initiative the city will participate with matching funds to assist residents with their repairs.

It’s called the “50/50 Sidewalk Replacement Program.” Under the 50/50 Program, the City pays for half the cost of a sidewalk that meet the criteria for repair.

After receiving a complete application, the Public Works department will inspect the sidewalk. If the sidewalk meets the criteria for repair, the City will share the cost with the property owner on a first-come first-serve basis and as funds are available. If the sidewalk is determined to be in good condition, it will not qualify for the 50/50 Program and the applicant will be notified.

**Note:** This program does not apply to driveways, only sidewalks located within the street right of way.

The 50-50 process

1. The applicant completes and submits the request form. The City accepts or declines the request and notifies the applicant.
2. If the City accepts the request, the Public Works department provides the cost of the project to the applicant, using pricing from the annual sidewalk contract that is bid by the City to a private contractor.
3. The applicant then decides whether to proceed. Work will not be scheduled until payment is received.

Who is eligible?

50/50 program participation is open to owners of residential properties. This includes multi-family properties and mixed-use properties in which one of the uses is residential.

How can I tell if my sidewalk meets your criteria for 50-50?

List of typical defects:

- Where any vertical of the adjoining sidewalk exceeds two inches.
- Where the lateral separation of adjoining sidewalk exceeds two and one half inches.
- Where the surface condition of the sidewalk has deteriorated to constitute a hazard.
- Where the surface condition ponds for a prolonged period of time, 3 days.

If in doubt about whether your sidewalk qualifies, please submit an application. After an onsite inspection, the City’s staff will notify the property owner with a letter, which will include an estimate for the repairs. Criteria is determined under the city Unified Development Ordinance section 5.8.5 (5) [https://www.cityoffate.com/289/Unified-Development-Ordinance](https://www.cityoffate.com/289/Unified-Development-Ordinance)

How much does sidewalk replacement cost?

Sidewalks vary in width and length and prices change annually. Estimates given after site visit.
Am I obligated to participate?
No. After the on-site inspection, the property owners can either choose to participate in the program by paying their share of the cost to the City or decline by notifying the Public Works Department.

After receiving a notice granting eligibility, what is the deadline for submitting payment?
The City works on a fiscal year that runs October 1st to September 30th. The City is required to complete all work by the end of the fiscal year (September 30). In order to ensure the work is completed by the end of the fiscal year, the last day the City will accept payment for the 50/50 program is September 1st. However, the funds are limited and the program could be closed before that time. It then reopens for another season October 1st so long as the program is approved through the budget process. Approved applications can carry over into the new fiscal year but the price may change because the sidewalk contract is bid every fiscal year. Applicants will be notified of any changes prior to the commencement of work.

Will they start work on my sidewalk before receiving my share of the cost?
No. Sidewalk replacement will not be scheduled until the property owner pays their share of the cost. After the City receives the property owner’s share, the City typically will begin work on the sidewalk within 30 days.

What are the methods of payment?
Should residents choose to participate, they have the option to pay by check, cash, or credit card (Visa or MasterCard). Check or Money orders made out to ‘City of Fate 50/50 sidewalk program’ please include name and address. Checks may be sent to:

Public Works Department
PO Box 159
1900 CD Boren Parkway
Fate, Texas 75132

Will the City repair driveway approaches or aprons?
No. While driveway approaches or aprons are in the public right of way they are the sole responsibility of the property owner. A city contractor can be hired, but the property owners must coordinate the work themselves and will be responsible for paying all the costs.

Will the City replace curbs?
No. Curb replacement is not eligible under the 50/50 Sidewalk Program.

Can I do the repairs myself?
Yes. Repairs performed by property owners outside of the 50/50 Sidewalk Program are not eligible for reimbursement. Property owners must use a bonded/licensed sidewalk contractor approved by the City and must obtain a permit with the City.