

Information Regarding Private Roads in Genesee County

If you live on a private road in Genesee County you may have more options than you realize for maintenance and upkeep of your facility.

Homeowner's Association

Most private roads should have a Homeowner's Association. The guidelines for the Association should outline how to assess parcels and collect dues for the purpose of pothole patching, crack-sealing, asphalt repair, snow plowing, drainage improvements, and other necessary maintenance. The Association Board can solicit bids for these services and contract directly with the responsible bidder.

Public Improvements Act 188 of 1954

This Act is available for use by residents if funds are not available to fund the construction, maintenance or improvement required. This Act allows the Township to establish a Special Assessment District for the work. The Act provides for assessing the cost of the improvement against the properties benefited. Types of authorized categories include the construction, improvement and maintenance of: street lighting, sidewalks, private roads (which includes snow plowing) and bodies of water. If your road is in serious disrepair, this is the Act the Township uses to reconstruct your road. The Act can be found at www.legislature.mi.gov.

Convert to a Public Road

If you feel a change in ownership of your road is necessary, you will need to contact the Genesee County Road Commission to assess the roads and determine if they are able to become public roads. This is not always an easy or simple process and may take some time to complete. We note that if the intent of converting the roads is to improve their quality, this is not the option to pursue. Due to a lack of adequate funding for existing facilities, we can only accept roads in like-new condition.

We offer the following general requirements which will need to be met as part of the conversion process:

- ✓ The road width, pavement structure, curbing, turn-around and design are to meet the current specifications and standards for residential roads.
- ✓ The road will require a positive drainage outlet system to be maintained by the Drain Commissioner's office or the Homeowner's Association.
- ✓ Road rights-of-way 66 feet in total width must be dedicated for all road frontages.
- ✓ As-built construction plans will need to be presented so we have a paper record of the roads.
- ✓ All costs associated with the conversion are the responsibility of the petitioner.

We emphasize the preceding list is merely a preliminary guideline. Each road is unique and needs to be reviewed independently.

If you have any further questions about your private road or wish to see if your road can become a public road, please call 810-767-4920 extension 299.