

The City of Dallas ordinance Chapter 43, Section 63 (Sec 43-63), requires property owners to replace sidewalks when they become defective, unsafe or hazardous. If someone falls, they may sue the homeowner, not the City.

The above statement is based upon homeowner's property abutting the sidewalk. Virtually all homes have a grass strip on City property (usually the front edge of your lawn) that separates your property from the sidewalk, so the cost-shifting is questionable. We can show you how to prove the separation. If there is an attorney interested to pursue this cost-shifting on a pro bono basis, contact NDNA.us

What you may have to pay for

If sidewalk sunk at a water meter, the City pays 100% of cost to raise the water meter or/or reset the circular metal access panel, but not the cost of repairing the sidewalk.

If utility boxes are sticking up or sunk, the City/utility pays 100% of resetting/raising the box, but not the cost of repairing the sidewalk. There may be instances where that is impractical to reset the box and then the sidewalk will be ramped up or down to suit.

If the curb is damaged, the City pays 100% to replace it.

If the concrete sidewalk has trip hazards (usually due to ground movement), or the sidewalk needs replacing after the above items have been reset, the City offers the following:

You may request repairs through the 50/50 Cost Sharing Sidewalk Replacement program for the concrete removal and replacement and your cost as of 12/2022 is \$5/sf. If you want a free estimate from the City that will not trigger a code violation, call 214-948-4127 and be clear that you want a free estimate of your cost. A City coordinator will measure the damaged sidewalk and create a sketch proposal detailing the replacement, which is valid for a year. Upon the initial inquiry it takes two to three months to assess the property and provide a quote of the cost by mail. You are under no obligation if you sign up and later decide not to proceed. The lead time can be as much as 12 months awaiting similar work in the area. You can ask for a temporary asphalt ramp at the trip location and the City will do that at no charge, if you pay the deposit to proceed with the 50/50 program.

If you cannot wait, you can arrange for replacement privately, using a City approved contractor and you will pay the full cost. The City will not share cost with the property owner for sidewalk repairs arranged privately. The work requires a building permit and must be in accordance with the City Standards of Construction. **If the contractor cannot get a building permit then you know they are NOT approved to work on sidewalks.** Here are some City approved contractors for your convenience, although keep in mind, **we are not making recommendations, merely conveying information.**

Vescorp Construction 972 557 1046

Ragle Construction 817 508 0051

Estrada Construction 214 371 1019

Another low-cost solution is to have the trip hazard ground down so it is smooth. There is a minimum charge of about \$2500 for working in an area. Each hazard to be smoothed may run \$100-150, so it takes a cluster on several close-by street to meet the minimum. **No building permit is required as nothing being replaced.** They are in the process of gaining City approval and currently locally do such work for the City of Keller and for Richardson. **Again, not a recommendation, just information for you:**

Precision Concrete Cutting 214-945-8769