

➔ What are metropolitan districts?

- a) Metropolitan Districts, also known as metro districts, are small units of government that are managed privately. Metro districts have the right to tax residents to fund necessary public infrastructure; example projects include road maintenance, sewer line construction, drainage facilities, etc.
- b) A metro district is a type of special district similar to a school, fire or water district.

➔ Why do metro districts exist?

- a) Metro Districts are created to fund the infrastructure necessary to support a new subdivision. The functions of a metro district can include both the construction and the ongoing operation of public improvements; example projects include water system improvements, park maintenance, and mosquito control.
- b) Metro Districts help pay off debt incurred from neighborhood development. They also help increase the neighborhood's livability and vitality.

➔ How is a metro district formed?

- a) The process includes:
 - The developer submits a letter of interest and a formal application to the city
 - City Staff reviews the application
 - A public hearing at a city council meeting takes place; city council may reject, approve, or temporarily approve service plans on a case-by-case basis.
- b) For more information on the formation process, visit c3gov.com/doing-business/developing-in-commerce-city/special-districts.

➔ How is a metro district funded?

- a) The taxing authority (the district board) of metro districts issues bonds or special assessments to finance their projects. A mill levy (the "tax rate" that is applied to the assessed value of a property) is added to the annual property tax bill, and the resources from that levy are used only for the benefit of property owners and the neighborhood. Fees may also be imposed for facilities and services.
- b) Debt, capital advancements by developers, property taxes, and user fees.

➔ How are metro districts different from Homeowners' Associations?

- a) A Homeowner Association (HOA) is not a type of special district or governmental entity and does not have taxing powers. An HOA is a private entity created to enforce restrictive agreements and to maintain HOA-owned common areas.
- b) Metro Districts have taxing powers.



The graphic above represents an example of yearly property taxes collected by the county for a house worth \$100,000. It also shows how the county may distribute the funds in the different areas of Commerce City. Your property tax may differ depending on other taxing entities.

To learn if you live in a metro district, visit c3gov.com/metrodistricts.