

What is a  
**METRO DISTRICT?**

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Metro districts are becoming more common in real estate development. In Colorado, there are now more than 1,800 metro districts, a 70% increase over the last decade. Here's how they work:

 **FUNDING HOUSING PROJECTS**

Bonds pay for infrastructure and are repaid by additional homeowner property taxes over time.



 **ESSENTIAL INFRASTRUCTURE**

Metro districts are required to fund at least two infrastructure essentials like roads, water, sewer, recreational facilities and open space access.



 **LOWER DOWN PAYMENTS**

Because the municipality pays for the initial infrastructure, homes become more affordable for buyers by giving them the opportunity for a lower down payment.



**THERE ARE BOTH PROS AND CONS TO THE USE OF METRO DISTRICTS.**

Review an infographic with highlights from a recent independent report on metro districts in Colorado and their impact on home buyers and sellers.  
<https://ires-net.com/what-is-a-metro-district>