



## Concerning Transparency for Special Districts SB21-262

**Metropolitan Districts** are independent governmental entities authorized by cities and counties to construct and maintain public improvements. Under state law, metropolitan districts can only construct public infrastructure such as roads, water infrastructure, wastewater infrastructure, and parks.

**Metropolitan Districts Keep the Cost of Housing Low** by providing governments access to low-cost capital for public infrastructure early in the development cycle. This increases the supply of housing, ultimately lowering the cost of homes in the market.

**Metropolitan Districts Ensure that Growth Pays Its Own Way.** They allow new growth to pay for public infrastructure directly benefitting them rather than imposing those costs on all residents of a municipality or county.

### Passing SB21-262 Is Critical to Ensuring Special Districts Operate in a Transparent and Accountable Manner

1. **Call for Nominations:** Under current law, metro districts are required to publish this important notice in one publication. SB21-262 requires districts to publish this in any two (2) of the following locations:
  - Publication
  - Mailing to Each Household
  - Prominent Part of a Newsletter
  - On the District's Website
  - For districts with fewer than 1,000 eligible electors, posting the notice in at least three (3) public places within the territorial boundaries.
  
2. **Mandated Website:** Within one year of the date an Order and Decree is issued by the District Court for a newly organized metro district, and by January 1, 2022 for existing metro districts organized after 2000, the metro district must establish and maintain a website that includes:
  - Names, Terms and Contact Information for Current Directors and the Manager of the Metropolitan District
  - Current Budget
  - Prior Years' Audited Financial Statements
  - Annual Report
  - Dates, Times and Locations of Regular Scheduled Meetings
  - Certified Election Results
  - Current Map with Boundaries of the Metropolitan District
  - Other Information Deemed Appropriate by the Board of Directors.
  - Call for Nominations



3. **Mandated Annual Report:** All special districts created after July 1, 2000 must file an annual report for the preceding year. The report must include:
  - Boundary Changes
  - Intergovernmental Agreements Entered into or Terminated
  - How to Obtain a Copy of the Rules and Regulations Adopted by the Board
  - Summary of Litigation Involving Public Improvement
  - Status of Construction of Public Improvements
  - List of Facilities or Improvements Constructed by the Special District that Were Conveyed to the County or Municipality
  - Copy of the Audited Financial Statements
  - Notice of Any Uncured Defaults Existing for More Than 90 Days
  - Any Inability of the Special District to Pay Its Obligations as They Come Due.
  
4. **Engineer Certified Costs:** Prior to payment or reimbursement of the advance of funds by the special district, a professional, registered engineer certifies the costs.
  
5. **Prohibition of Dominant Eminent Domain:** No metropolitan district may exercise its power of dominant eminent domain outside of the boundaries of the approving local jurisdiction without a written resolution from the jurisdiction in which the property to be condemned is located.
  
6. **Property Disclosure:** Owners selling newly constructed residences must provide a written disclosure to the potential purchaser providing information on the metro district in which the property is located including a paper copy, electronic copy or website page link that provides the metropolitan district service plan and associated mill levies authorized by the plan as well as the estimated future property taxes that are applicable to the property.

**For More Information:**

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