HARTFORD HOMES

PRAIRIE SONG
A HARTFORD COMMUNITY

Metro District FAQs



A simple guide to what a Metro District is, why it exists and how it helps make Prairie Song a great place to call home.

WHAT IS A METRO DISTRICT?

A Metropolitan District (Metro District) is a type of local government established under Colorado law (C.R.S. Title 32) to help finance, build, operate and maintain public infrastructure and services within a defined community.

WHY DO METRO DISTRICTS EXIST?

Creating a new community requires more than building homes. Roads, utilities, parks, trails and other infrastructure need to be in place. Metro Districts provide an efficient way to finance these improvements and spread the cost over time.

WHAT DOES A METRO DISTRICT PAY FOR?

Depending on the community, a Metro District may help fund or maintain:

- Streets, sidewalks and streetlights
- Parks, trails and open spaces
- Water, sewer, and storm drainage infrastructure
- Landscaping, community entrances and signage
- Recreation amenities (such as a future pool)
- Other public improvements

IS A METRO DISTRICT THE SAME AS AN HOA?

No. They serve different purposes.

METRO DISTRICT

A local government entity that may finance and maintain public infrastructure and provide authorized services. Funded in part by property taxes and fees.

HOA

A private organization that typically manages architectural guidelines, community rules and certain shared spaces. Funded entirely by fees and assessments.

WHAT ARE THE BENEFITS?

- Funds critical public infrastructure as the community grows
- Provides parks, trails, open space and amenities for residents
- Supports the long-term care of shared spaces
- Spreads the cost of eligible public improvements over time
- Helps create a connected, high-quality community

DOES A METRO DISTRICT MAKE MY PROPERTY TAXES HIGHER?

Typically, yes. Homes within a Metro District generally pay an additional property tax which varies by district. These taxes help fund public infrastructure such as roads, parks, trails and other community improvements residents enjoy.

One notable advantage, is property taxes generally qualify for income tax deductions, depending on your individual circumstances.

Prairie Song Windsor Community Fees

Here's a quick look at the current estimated fees for Prairie Song. These costs help you understand the full picture of home ownership beyond the purchase price and mortgage payment.

Metro District Fee	Non-Potable Water Fee (Cottages)	Non-Potable Water Fee (Single-Family Homes)	HOA Fee (Cottages Only)	Estimated Property Tax Rate
$1,500 annually (billed $125 monthly)	$200 annually*	$415 annually*	$50 monthly *Paid only if garage is not on lot.*	0.98%*

*Water fees depend on lot size. Property tax rate is approximate. All rates and fees are subject to change.