

FIRST READING: June 3, 2025

SECOND READING: June 17, 2025

ORDINANCE NO. 6769

**ORDINANCE AMENDING TITLE 20 - METROPOLITAN DISTRICTS OF
THE LOVELAND MUNICIPAL CODE**

WHEREAS, the City of Loveland, Colorado (“City”), is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, pursuant to Article 1, Title 32, Colorado Revised Statutes, as amended (the “Special District Act”), the City has the authority to approve service plans for metropolitan districts that are organized wholly within the City’s boundaries; and

WHEREAS, on May 24, 2022, Loveland City Council (“City Council”) adopted Resolution #R-36-2022, which approved a metropolitan district policy (“Policy”) and model service plan (“Model Service Plan”) to guide the formation of metropolitan districts, set consistent and reasonable expectations for developers and proponents of metropolitan districts, and provide more transparency and notice to prospective property owners and homeowners within metropolitan districts regarding the effects and obligations of owning real property within a metropolitan districts; and

WHEREAS, the City Council determined that, in addition to the Policy and the Model Service Plan, it was necessary and in the best interest of the City and its inhabitants to set forth uniform procedures and limitations for the orderly regulation of metropolitan districts organized under the Special District Act within the City’s boundaries; and

WHEREAS, On May 21, 2024, the City Council adopted Ordinance No. 6705 which enacted Title 20 - Metropolitan Districts (“Title 20”), of the Loveland Municipal Code to achieve the City Council’s objectives of establishing oversight standards and enforcement mechanisms for the regulation of metropolitan districts organized under the Special District Act within the boundaries of the City. At the time of adoption, City staff committed to continually monitor and update Title 20 to correspond with the community’s needs, new development trends, process improvements, City Council direction, and to align with the Colorado Revised Statutes; and

WHEREAS, the amendments to Title 20 contemplated herein address matters related to enforcement mechanisms and required disclosures to property owners located within metropolitan districts, including additional descriptions of mill levy impacts over time, maturity date of debt issued by metropolitan districts; and

WHEREAS, the City Council has determined that, in order to further achieve the City Council’s objectives of establishing oversight standards and enforcement mechanisms for the regulation of metropolitan districts organized under the Special District Act within the boundaries of the City, it is necessary to amend Title 20 as follows.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO AS FOLLOWS:

Section 1. Amendment. Title 20 - Metropolitan Districts, of the Loveland Municipal Code, is hereby amended to add sections 20.01.008 and 20.01.009 as follows:

“TITLE 20 – METROPOLITAN DISTRICTS

Chapter 20.01 – GENERAL PROVISIONS

20.01.008 – Intergovernmental Agreement.

Upon approval of a district's service plan, each district shall enter into an intergovernmental agreement with the city in the form attached to the city's model service plan, as amended from time to time.

20.01.009 – Disclosure Requirements.

In addition to recording a notice of inclusion in a residential metropolitan district and possible property tax consequences, each metropolitan district shall comply with the following disclosure requirements:

- (a) Any listing of property located within the boundaries of a metropolitan district on the multiple listing service (MLS) in Colorado shall include clear disclosure that such property is located within a metropolitan district.
- (b) Approved signage shall be provided in conspicuous locations at each entrance to the metropolitan district clearly indicating that you are now entering the metropolitan district.

Section 2. Continued Applicability of the Policy and the Model Service Plan. The provisions of this Ordinance are supplemental to and do not replace the requirements set forth in the Policy or the Model Service Plan. The Policy and the Model Service Plan remain in full force and effect and shall be interpreted to be consistent and harmonized with this Ordinance to the extent possible; provided that in the event of any inconsistencies or conflicts between the provisions of the Policy or the Model Service Plan and this Ordinance, the provisions of this Ordinance shall control.

Section 3. Severability. If any section, subsection, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability thereof shall not affect any of the remaining sections, subsections, paragraphs, clauses or provisions hereof.

Section 4. Statutes Superseded. Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this Ordinance are hereby superseded to the extent of any inconsistencies or conflicts between the provisions of this Ordinance and such statutes. Any such inconsistency or conflict is intended by the City Council and shall be deemed made pursuant to the authority of Article XX of the State Constitution and the Charter.

Section 5. Effective Date. This Ordinance shall be in full force and effect ten days after its final publication, as provided in Charter Section 4-8(b).

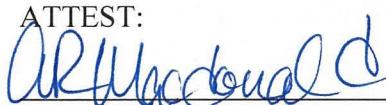
ADOPTED this 17th day of June, 2025.

CITY OF LOVELAND, COLORADO



Jacki Marsh, Mayor

ATTEST:



Ashley Macdonald

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Maya F. Clark
Assistant City Attorney



Ordinance 6769

I, Ashley Macdonald, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on June 3, 2025 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on June 7, 2025 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on June 21, 2025.





Ashley Macdonald, City Clerk