

WATERFRONT METROPOLITAN DISTRICT

City of Loveland, Larimer County, Colorado

Re: Disclosures Required When Selling a Home

Dear Resident:

This letter is being sent to all property owners within the boundaries of the Waterfront Metropolitan District (the “**District**”) to provide important information about disclosures required by Colorado law when selling a home in a metropolitan district. Whether you are planning to sell soon or simply want to be well-informed as a property owner, we encourage you to read this letter carefully and keep it for your records.

The City of Loveland adopted Ordinance 6769, which updated disclosure requirements for all metropolitan districts within the City. Colorado law requires sellers of residential property located within a metropolitan district organized after January 1, 2000, such as the District, to provide certain disclosures to a buyer concurrently with, or before, the buyer signs the purchase contract. The seven required items include the following:

1. **District Website**

Provide the District’s official website address on the Colorado Real Estate Commission-approved Seller’s Property Disclosure (SPD) form, or in a concurrent written disclosure delivered with the transaction documents. The District’s website is: <https://waterfrontmetrodistrict.com/>

2. **Notice to Electors (Annual Disclosure Notice)**

Provide a copy (or electronic copy or website link) of the District’s most recent Notice to Electors. This annual notice includes current board member information, meeting schedules, mill levies, and election details. The current Disclosure Notice is available at: <https://waterfrontmetrodistrict.com/documents/>

3. **Service Plan**

Provide a copy (or electronic copy or website link) of the District’s Service Plan, including any amendments filed with the Division of Local Government. The Service Plan is available at the District’s website at <https://waterfrontmetrodistrict.com/wp-content/uploads/2026/09/Service-Plan-Accessible-Document-2026-09-18.pdf> or through the Colorado Department of Local Affairs at https://dola.colorado.gov/dlg_lgis_ui_pu/.

4. **Written Statement of Key District Financing Items**

Provide a written statement that includes the following:

- The District’s authorized debt amount (not to exceed \$7,000,000) and the sources of repayment (ad valorem property taxes and other legally available revenues, including fees or charges).
- The maximum debt service mill levy (46 mills, subject to adjustment as defined in the Service Plan) and that it may be adjusted.
- That the District may impose a separate operating mill levy.

- That fees, rates, tolls, or charges may be imposed and that a current fee schedule is available upon request from the District.

5. Statement Regarding Potential Increased Costs

Provide a statement indicating that actions by the District pursuant to its authority to issue debt, impose mill levies, and impose rates, tolls, penalties, or other charges may increase costs to residents living within the District.

6. Estimated Property Taxes

Provide an estimate of the District's property taxes for the year of sale, including:

- The total mill levy in effect at the time of sale
- An estimated dollar amount based on the purchase price, the current residential assessment rate, and the mill levies in effect at the time of sale

For current mill levy and budget information at the time of your sale, please visit:

<https://waterfrontmetrodistrict.com/documents/>

7. County Treasurer Tax Statement

Provide a copy of the most current Larimer County Treasurer's tax statement or certificate for the property. This serves as an estimate of additional overlapping taxing entities' mill levies. You may obtain your tax statement at: <https://www.larimer.gov/assessor>.

Many District documents (including the service plan, budget materials, meeting information, and other required transparency items) are available at <https://waterfrontmetrodistrict.com/> or at the Division of Local Government's website https://dola.colorado.gov/dlg_lgis_ui_pu/. We highly recommend working with a real estate broker and closing professional to help ensure these items are provided at the right time and in the right form.

If you have questions about District documentation or where to locate District materials online, you may contact the District's administrative office:

WBA, PC
2154 E Commons Ave, Suite 2000
Centennial, CO 80122
E-mail: growley@wbapc.com
Phone: 303-858-1800

Sincerely,
Board of Directors
Waterfront Metropolitan District