



LOCAL IMPROVEMENT DISTRICTS

A. **Purpose:** Denver Charter Section 7.6.1, *et seq.*, authorizes the creation of local improvement districts to provide funds for the **construction of local public improvements within the right of way. Such improvements may include the construction of streets, alleys and sewer mains and installation of streetscape amenities such as benches, lights and vegetation.**

B. **Formation:** Can be initiated and proposed by a petition filed by the property owners or ordered by the Manager of Public Works.

1. Upon receipt of a petition, the Manager publishes notice of the proposed improvements and the date the Manager will hold a hearing for the purpose of considering the desirability and need for the proposed improvements.
2. Objections A district cannot be created by petition if written objections are filed with the Manager by property owners liable for 35% or more of the estimated costs of the proposed improvements. If the requisite number of objections are not received, the Manager submits an ordinance to City Council authorizing the creation of the district and construction of the improvements.
3. City Council Action The Council can approve or reject the creation of the district and improvements but cannot amend the ordinance.

C. **Completion of Improvements:** After improvements are completed, Manager notifies district property owners of the proposed apportionment of the costs between the property owners based on the proportion of benefits received by each property from the improvements. Manager also informs owners of the process for filing objections.

1. City Council Sitting as Board of Equalization ("BOE"): Holds public hearing to determine any written complaints and objections to the proposed apportionment of costs.
2. Standard for Determining Objections: BOE may confirm the proposed apportionment or make any modifications deemed equitable and just.

D. **City Council Sitting as City Council:** Subsequent to the BOE hearing, council must pass an assessing ordinance based on the final apportionment to finalize the assessment.