



## **PUBLIC IMPROVEMENT DISTRICT SUMMARY SHEET**

### **What is the purpose of a Public Improvement District (PID)?**

- Pays for a portion of **public** infrastructure that benefits property within the PID (Roads, Water, Sewer, Storm Drainage, Landscaping, etc.)
- Authorized by the City Council prior to developer activity or homeowner occupancy

### **How does a PID affect a resident?**

- Fixed Assessment placed on property, prepaid in lump sum at any time or paid over an installment period as Annual Installments placed on County Property Tax Bill (same bill as City, County, ISD taxes).
- Assessment can be prepaid at any time without penalty by contacting P3Works, LLC.
- If a home is sold, and the Assessments are being paid annually, the installments are transferred to the new owner.
- Annual Installments
  - If not prepaid, Annual Installments follow an amortization schedule, typically over a fixed 30-year period
  - Improvement areas start at year zero with specific amortization schedule for each improvement area and each lot type
  - Detailed amortization schedules are created by P3Works each year in the Annual Service Plan Update (approved yearly by City Council)
  - Annual Installments consist of principal, interest, additional interest, and annual collection costs
    - More interest in early years (like a mortgage); less interest in later years
  - These assessments are financing the public infrastructure that benefits the lot, and these infrastructure costs are not included in the lot price or rolled into the mortgage.

### **How does a resident receive more information?**

- Additional information can be found in each year's Annual Service Plan Update (found at [www.p3-works.com](http://www.p3-works.com))
- PID 101, FAQ, and property search database can all be found at [www.p3-works.com](http://www.p3-works.com)

### **How is the Annual Installment calculated for escrow?**

- Escrow companies often estimate taxes on a home by using the County estimated taxes from the previous year's taxes paid. Annual Installment should be confirmed with Homebuyer Disclosures provided in each Annual Service Plan Update

For additional information, please contact the PID Administrator, P3Works, LLC,  
by visiting [www.P3-Works.com](http://www.P3-Works.com) or by calling (817) 393-0353.



- Property tax exemptions **DO NOT** apply to PID Annual Installments
- PID Annual Installments are collected in the same manner as property taxes per the state statute, however there may be variations which are privately negotiated between buyer and seller. If you have questions about the timeframe you are being provided for the Annual Installment, you will need to ask the seller.