

Frequently Asked Questions and Responses Regarding Single-family Ownership in Dallas County Utility and Reclamation District

1. What is DCURD?

Dallas County Utility and Reclamation District (DCURD) is a special property tax district created by the State of Texas in 1972. It was organized by the original developer of the Las Colinas area to fund certain infrastructure, which was required in order to develop the property. Most of the required infrastructure was water related systems because the affected property fell within the flood plain limits and therefore could not be developed. The result of completing this infrastructure “reclaimed” the land and it is no longer within flood plain area.

DCURD encompasses approximately 3,600 acres wholly within the Las Colinas area and the City of Irving.

2. Will I pay this special tax?

Yes, but your property benefits from a tax abatement, which limits your exposure to the tax. This does not affect the value of your property for the other tax jurisdictions including the City of Irving, Dallas County and the Independent School District. It does not fully exempt you from the DCURD tax, however it greatly reduces it.

3. What happens if I don't pay the DCURD tax?

This is the only reason that your exemption can be denied. If you fail to pay the DCURD tax, your tax liability will become the full liability for not only the current year, but also retroactively to year one of your abatement. DCURD has the same rights and remedies to collect this tax as cities, counties and school districts do, including foreclosure of your property and the right to sell the property at a tax sale.