



What's a MUD?

A Municipal Utility District (MUD) is a political subdivision of the State of Texas authorized by the Texas Water Code (TWC) to provide water, sewage, drainage, and other services within MUD boundaries. During the 1970's, Austin voters defeated several bond issues intended to finance the extension of city services to new subdivisions. Without MUDs people would have to depend on wells and septic systems.

MUD Advantages

- MUDs match those who benefit with those who pay.
- MUDs allow desirable land closer into a city to be developed without having to depend on wells and septic tanks. They help safeguard the environment by maintaining environmental standards prescribed by the city and by the Texas Water Development Board.
- MUDs have greater flexibility than a city because residents have a more narrowly defined sense of neighborhood, a more common democracy of purpose and interest in their community, and the right to expand MUD services.

MUD FAQs

How is a MUD Created?

A majority of property owners in a proposed district petition the Texas Water Commission to create a MUD. The TWC appoints five temporary members to the MUD's Board of Directors, until an election is called to elect permanent Board members, who then confirm the MUD's creation, and authorize bonds and taxing authority for bond repayment.

How Does a MUD Work?

The publicly elected Board of Directors manages and controls all of the affairs of the MUD, subject to the continuing supervision of the Texas Water Commission. The Board establishes policies in the interest of it's residents and utility customers. A MUD may adopt and enforce all necessary charges, fees and taxes in order to provide District facilities and services.

Will My Taxes be Higher in a MUD?

Some older established MUDs around Austin have tax rates more than 22 percent lower than those of the city MUD tax rates, like all property tax rates, vary according to property values and debt requirements. MUD rates generally decline over time as the MUD is built out and operating and debt services costs are shared by more

How do MUDs Provide for Parks, Pools, & Recreation?

In addition to their common functions of water and wastewater service, MUDs are legally empowered to engaged in conservation, irrigation, electrical generation, fire fighting, solid waste collection and disposal, and recreational activities (such as parks, swimming pools, and sports courts.) A MUD can provide for itself the recreational amenities that are approved by the Board of Directors and funded by the district.

What is a Developer's Responsibility to the MUDs?

Developers must petition the Texas Water Commission to create a MUD. Developers are prohibited from serving or placing employees, business associates, or family members on the MUD Board of Directors. Developers must pay for or put up a letter of credit equal to 30 percent of the cost of the subdivision utilities. This requirement ensures against "fly-by-night operators" who are not committed to the success of the MUD. The "30 percent rule" also offers protection to MUD residents in the event that a subdivision is not built according to schedule. Unless they are voting residents within a MUD, developers have no authority or control of the MUD's Board of Directors. If they are voting members of a district, they have the same power to vote and attend Board meetings as any other resident.

TRAVIS County

Bella Vista MUD
(512) 435-2300

Belvedere MUD
(512) 322-5800

Cottonwood Creek MUD #1
(512) 435-2300

Cypress Ranch WCID #1
(512) 251-1920

Hurst Creek MUD
(512) 261-6281

Kelly Lane WCID #1
(512) 435-2300

Kelly Lane WCID #2
(512) 435-2300

Lakeside MUD #3
(512) 435-2300

Lakeside MUD #5
(512) 251-1920

Lakeside MUD #6
(512) 251-1920

Lakeside WCID #1
(512) 322-5800

Lakeside WCID #2A
(512) 322-5800

Lakeside WCID #2B
(512) 322-5800

Lakeside WCID #2C
(512) 322-5800

Lakeside WCID #2D
(512) 322-5800

Lakeway MUD
(512) 261-6222

Lazy Nine MUD #1A
(512) 476-6604

Lazy Nine MUD #1B
(512) 476-6604

Lazy Nine MUD #1C
(512) 476-6604

Lazy Nine MUD #1D
(512) 476-6604

Lazy Nine MUD #1E
(512) 322-5800

Lost Creek MUD
(512) 451-6689

Moore's Crossing MUD
(512) 435-2300

New Sweden MUD #1
(512) 451-6689

North Austin MUD #1
(512) 435-2300

NE Travis County UD
(512) 451-6689

Northtown MUD
(512) 435-2300

Pilot Knob MUD #1-#5
(512) 435-2300

Point Venture WCID
(512) 267-1641

Presidential Glen MUD
(512) 435-2300

Ranch at Cypress Creek MUD
(512) 322-5851

River Place MUD
(512) 495-6139

Senna Hills MUD
(512) 263-2707

Shady Hollow MUD
(512) 495-6139

SE Travis County MUD #1-#4
(512) 435-2300

Sunfield MUD #1
(713) 651-0111

Travis County MUD #2-#14
(512) 435-2300

Travis County MUD #15
(713) 860-6400

Travis County MUD #16
(713) 860-6400

Travis County MUD #17
(512) 435-2300

Travis County WCID #10
(512) 327-2230

Travis County WCID #17
(512) 266-1111

Travis County WCID #18
(512) 263-2707

Travis County WCID #19
(512) 402-1990

Travis County WCID #20
(512) 435-2300

Travis Creedmoor MUD
(512) 435-2300

Vista MUD
(512) 435-2300

Wells Branch MUD
(512) 251-9814

West Cypress Hills WCID #1
(512) 251-1920

West Travis County MUD #3
(512) 322-5845

West Travis County MUD #5
(512) 535-1661

West Travis County MUD #6
(512) 435-2300

West Travis County MUD #8
(512) 435-2300

Wilbarger Creek MUD #1
(512) 435-2300

Wilbarger Creek MUD #2
(512) 435-2300

Williamson County WSIDD #3
(512) 435-2300

William-Travis Counties MUD #1
(512) 476-6604

William-Travis Counties MUD #1D
(512) 435-2300

William-Travis Counties MUD #1F
(512) 435-2300

William-Travis Counties MUD #1G
(512) 435-2300

WILLIAMSON County

Anderson Mill MUD
(512) 258-4104

Block House MUD
(512) 259-0959

Brushy Creek MUD
(512) 255-7871

Brushy Creek MUD Cornerstone
(512) 255-7871

Brushy Creek MUD Sendero Springs
(512) 255-7871

Fernbluff MUD
(512) 238-0606

Highlands at Mayfield Ranch
(512) 435-2300

Lakeside MUD #3
(512) 435-2300

Lakeside WCID #2A
(512) 322-5800

Meadows of Chandler Creek MUD
(512) 246-0498

North Austin MUD #1
(512) 435-2300

Paloma Lake MUD #1
(512) 435-2300

Paloma Lake MUD #2
(512) 435-2300

Parkside at Mayfield Ranch MUD
(512) 435-2300

Sonterra MUD
(512) 246-1400

Springwoods MUD
(512) 435-2300

Stonewall Ranch MUD
(512) 451-6689

Upper Brushy Creek WCID
(512) 284-7685

Vista Oaks MUD
(512) 435-2300

Walsh Ranch MUD
(512) 248-9211

Wells Branch MUD
(512) 251-9814

West Williamson County MUD #1
(512) 435-2300

Williamson County MUD #10
(512) 246-1400

Williamson County MUD #11
(512) 246-1400

Williamson County MUD #12
(512) 476-6604

Williamson County MUD #13
(512) 476-6604

Williamson County MUD #15
(512) 782-2401

Williamson County MUD #18
(512) 244-9314

Williamson County MUD #19
(512) 476-6604

Williamson County MUD #22
(512) 435-2300

Williamson Liberty Hill MUD
(512) 435-2300

William-Travis Counties MUD #1
(512) 476-6604

Williamson County WSIDD #3
(512) 435-2300

HAYS County

Greenhawe WCID #2
(512) 435-2300

Hays County MUD #4
(512) 246-0498

Hays County MUD #5
(512) 435-2300

Hays County WCID #1-#2
(830) 438-1902

North Hays County MUD #1
(512) 451-6689

Rock Creek WCID #1
(512) 435-2300

South Buda WCID #1
(512) 476-6604

Sunfield MUD #1-#4
(713) 651-0111

