I'm not a robot

RE/MAX or Real Estate Maximum is an American / International real estate company. It is considered as one of the highest selling real estate companies in the world and the second-highest in America. There are different models or plans that a realtor can choose to follow when they work for an agency apart from the initial installation cost and other fees. If you've come across RE/MAX and are wondering what is RE/Max commission split for agents then this article is exactly what you need. RE/MAX provides a maximum of 95% to agents based on a 95/5 split. But that split is only for advanced agents that have a higher sales volume and an established base of business. The company also has other commission plans for lesser performing agents. If you're a realtor or a potential agent who is looking to work for RE/MAX, we're happy to let you know that we will talk about those plans here in more detail. Whether you are an established realtor with potential buyers and sellers, or one that has been in business for any period of time, RE/MAX has both kinds of plans that can support you. The company has 2 main commission plans for their agents to choose from. The agent who chooses this plan are put onto the highest split that Re/MAX has to offer. The company keeps 5% from the sale's gross commission, which is also referred to as the corporate marketing fee, while the agent earns the remaining 95%. The company uses this fee to pay for the advertisements and national IDX search link up system. In return for this model, an agent has to pay a certain desk fee to RE/MAX. The agent also benefits from a space in the regional office, paperwork, and marketing help besides being able to use the well-known RE/MAX brand name. The desk fee may differ from office to office. Some agents and companies choose to look at just the commission split. Other look at the split and the amount of desk fees that are paid out. When you factor in both calculations, the RE/MAX commission plan is comparable to other companies. When an agent is considering the 95/5 plan, he or she will also need to budget for the negotiated desk fee. If you're wondering about the fee, desk fees can range from as low as $300 to as high as $2500 monthly, even if you don't have any transactions that month. It really depends on which benefits the agent is asking to enjoy; it can be an office spot, advertisements, broker fees, business cards and so on. All the agents in this company get the chance to earn from the highest split plan at some point of the year. It happens regardless of what plan they are following currently. Agents on a lower plan may feel a sense of unfairness for the people working there that are on the higher split. This commission plan is what has mainly made RE/MAX so well-known, popular and eventually successful with experienced and established agents. Agents who choose the 95/5 plan; realize the benefits of paying a monthly desk fee in return for the high pay-off. Thus, they have to budget it accordingly. However, an agent must choose this plan only when they know they will have enough sales volumes per month so that the monthly fee is worthwhile. For other realtors, there is always an alternative plan. In response to other companies that offer commission plans without the steep monthly desk fees, RE/MAX created the RAPP programs. This plan is ideal for agents who are hesitant to pay a monthly fee before becoming established yet. All of the office costs in this plan are put into a limit or a so called threshold. This is then paid out via commissions throughout the year. (The company refers to it as a CAP, yet it is not a CAP in the true meaning of the word, because the 5% corporate fee is charge on every transaction, even after the threshold is achieved.) The only monthly expenses the agent needs to pay are the miscellaneous and personal expenses. For example, print bills or online marketing bills. Depending on the office, if the agent does not participate in the online marketing bills, their listing may not receive the same level of promotion in print or online advertising as agents that do pay the monthly marketing fee. Again this varies from office to office. This RAPP system gives space in RE/MAX for everyone, including successful realtors and those who are still struggling or require marketing and the brand name. This commission plan has 3 subdivisions of separate commission split plans that depend on the previous year's commission. A soft threshold is in place and agents move towards the 95/5 plan as they reach the threshold. Where the agent to company share is 80/20 split in commission until the agent reaches a $23,000 commission threshold. Where the agent to company share is 70/30 split in commission until the agent reaches a $23,000 threshold. Where the agent to company share is 60/40 split in commission until the agent reaches a $23,000 threshold. This is just the starting split for the agents who are grossing below $25,000! This is where their journey as a successful agent begins. The company moves the agent towards the 95/5 commission plan for the rest of the year, as soon as the limit is reached by an agent in any plan. Meaning that the cap is not an overall cap, because the company will continue to take money out of every transaction for the remainder of the year. Here we will talk about the whole process of splitting up the commission with RE/MAX after a property sale in more detail. At first, a percentage of commission is paid as the royalty or fee to the RE/MAX region which is CCA. CCA refers to the Caribbean and Central America. Part of this percentage is paid to RE/MAX headquarters, which is the global headquarters for Denver, Colorado. The remaining commission is then split into 2 equal parts. One is for the listing side and the other is for the side that has bought the buyers. From this remaining commission, the listing side will get a certain percentage and the buying side will too. But this percentage will depend on their own or personalized split plans. For example, if the listing side has chosen a 70/30 split plan, they will receive 70% from the half of the remaining commission. If the buying side has a 60/40 split plan, they will get 60% from the other half of the remaining commission. The office of RE/MAX will, thus, take 30% from the listing side's commission share and 40% from the buying side's commission share, according to the example plan stated above for both sides. The amounts from these two percentages combined give us the share of the commission that RE/MAX keeps. These specific percentages are determined by RE/MAX and can be different for different plans. Franchises usually have expensive fees. In the case of RE/MAX the fees are not limited to just these; a $138 management fee per month per associate, an annual fee of $410 per associate, a promotion cost of $131 per month per associate, a renewal fee, and lastly hot air balloon fund fee. If you're looking for the initial franchise investment, it should be around $38,000 to $219,000 that consists of office setup expenses, supplies and inventory, signage, and other miscellaneous opening costs. Most of these costs or rates can be determined and updated by the Brokerage Company or Franchise. The franchise also asks for a liquid cash requirement of $35,000. But there is in-house financing for the initial franchise fee, which may range from $17,500 to $35,000. Other fees for the office and other services can be negotiated between the agent and the broker. Because it depends on a few factors, such as how much office space the agent will take up or exactly what benefits the agent will be provided with and so on, these costs can vary. A lot of realtors have reviewed that RE/MAX gives a degree of marketing and reputation support. The company provides the some flexibility in the commission structure with the different plans. We really hope that you have found the answer to your question "What is RE/MAX commission split for agents?" By now you should be able to understand the share and the whole process of commission splits throughout the buying and selling procedure with RE/MAX. Take a look at what is a good commission split in real estate You can also compare this to the Keller Williams Commission Split and KW CAP. For established or aspiring Realtors, choosing the right brokerage can set the tone for your entire career. With RE/MAX, you get the best of both worlds: a strong international presence, combined with a recognizable brand that goes hand-in-hand with trust. You can rest easy knowing that your clients will see you as a reliable, respected source of real estate expertise.At the end of the day, though, Realtors need to earn a living, and you need to consider commission structure before joining a brokerage. RE/MAX's commission splits are some of the most competitive in the industry, so you don't have to sacrifice your earnings or needs to join a quality brokerage. With a flexible split structure, agents can tailor their commission based on your performance and sales. Here's what you need to know about RE/MAX's commission split for Realtors in 2023.An overview of RE/MAX RE/MAX is one of the most-recognized real estate brokerages in the world, known for offering high-quality services to buyers and sellers in more than 100 countries. Throughout its half-century existence, it's achieved a solid reputation as a reliable and efficient service provider. The company prides itself on the strength of its network, which consists of over 135,000 highly skilled real estate professionals who handle a wide range of properties, including as residential, commercial, luxury, and agricultural. RE/MAX agents are passionate about delivering the finest client care, and they seek to make the entire process of transacting property seamless and straightforward. The company also offers training programs and innovative tools for its agents, to ensure they're up to date with the latest industry trends and technologies. In short, RE/MAX is a real estate powerhouse that keeps raising the bar with its excellent service delivery.Pros of working with RE/MAX as a RealtorWhether you're an aspiring or experienced real estate agent, one of the biggest decisions you'll make in your career is choosing the right brokerage. While there are many options available, RE/MAX should be at the top of your list since, as a global leader in the industry, they have a lot to offer.Extensive brand recognition and reputation: RE/MAX is among the most recognizable and reputable real estate brands globally. It's synonymous with expertise, experience, and outstanding customer service. When you sign up with RE/MAX, you immediately become part of a winning team. The company's brand equity and reputation will benefit your business—clients will trust you more and recognize your capabilities.Robust training and support programs: RE/MAX provides some of the best industry training and support programs to its affiliated agents. Its highly sought-after education programs are renowned and equip agents with the necessary skills and knowledge to succeed in the business. RE/MAX also provides coaching, mentorship, marketing tools, and administrative support to its agents. Access to a vast network and resources: RE/MAX agents get access to an extensive network of experienced agents and the company's resources. The RE/MAX network comprises more than 130,000 agents, spread across 110 countries globally. This vast network provides numerous opportunities for collaboration, referrals, and mentorship. Potential for higher earnings: One of the most attractive features of working with RE/MAX is the potential for higher earnings. RE/MAX provides a unique compensation model that rewards agents according to their performance. With the company's high brand recognition and access to extensive resources, agents have an exceptional opportunity to close more deals and increase their earnings. Cons of working with RE/MAX as a RealtorWhile RE/MAX is often a top choice among agents in countries across the globe, there are potential downsides to working with the brokerage. Two of the most significant cons to consider before making your move include:Limited control over branding and marketing decisions: One of the most significant drawbacks of joining a franchise like RE/MAX is that you'll likely experience limited control over branding and marketing decisions. The franchisor will generally dictate branding policies. This means you may not have as much control over the messaging surrounding your listings and property marketing. Being a "small fish in a big pond" can make it more challenging to differentiate your own voice and make a name for yourself.Competition among RE/MAX agents: Another potential downside to working with RE/MAX is that you may find yourself competing with other agents from your own brokerage. While internal competition may sound counter-intuitive, it's a common problem in large brokerages like RE/MAX. Their large-scale franchising model means that agents often compete in the same market areas, leading to conflict and confusion for buyers and sellers. Additionally, the franchise fee structure may incentivize brokers to hire a large number of agents, which can lead to over-saturation of the market and increased competition.Looking for a brokerage? Here's what agents need to know about Orchard.RE/MAX's commission split in 2023For real estate agents looking to join RE/MAX, the company offers two distinct commission split plans. The first — the famous 95/5 split — is a great option for agents who are making consistent sales and don't mind paying a monthly desk fee. With this plan, RE/MAX takes only 5% of the agent's gross commission, leaving the rest for the agent to keep. Keep in mind, though, that you're still required to pay the monthly desk fee — even if you're making no sales. You can avoid the monthly desk fee if you choose an 80/20, 70/30, or 60/40 commission split.The RE/MAX Alternative Payment Plan (RAPP) is the second choice, and a fantastic one for those just starting out in the industry or those who don't want to pay the monthly fee. Although agents will pay more of their commission to RE/MAX, they won't be saddled with the monthly desk fee, making it a great alternative for some. There are three levels of RAPP:80/20 split. The agent gets 80% of the commision, while the broker gets 20%.70/30 split. The agent gets 70% of the commission, while the broker gets 30%.60/40 split. The agent gets 60% of the commission, while the broker gets 40%.RE/MAX commission vs. other brokeragesFor agents looking for a national real estate brokerage that offers a competitive commission split, RE/MAX is the broker to consider. With splits starting at 95/5, RE/MAX has a reputation for controlling commission splits and offering options that benefit the agent. For agents who require extra services such as advertisements, office space, or business cards, fees are also adjustable. This flexibility allows agents to find the right blend to fit their business needs. When comparing leading companies — such as Century 21 and Coldwell Banker, which both offer a 50/50 split — it's clear why RE/MAX is the best real estate broker to work for, especially for those agents seeking a more advantageous commission split and higher earning potential.RE/MAX is a no-brainer for RealtorsWhether you're an established Realtor looking to switch brokerages or an aspiring Realtor searching for the right brokerage to call home, it's important to weigh the pros and cons of any commission split before making a decision — they have a significant impact on your earnings. While RE/MAX offers generous and even flexible commission splits, you need to do your research and consider your personal preferences when choosing a commission split. Some Realtors may prioritize a higher percentage of each commission, while others may prefer more support and resources from their brokerage — it all depends on your personal preferences. Taking the time to carefully evaluate your options can ultimately lead to a more successful and fulfilling real estate career. Skip to main content Reddit and its partners use cookies and similar technologies to provide you with a better experience. By accepting all cookies, you agree to our use of cookies to deliver and maintain our services and site, improve the quality of Reddit, personalize Reddit content and advertising, and measure the effectiveness of advertising. By rejecting non-essential cookies, Reddit may still use certain cookies to ensure the proper functionality of our platform. For more information, please see our Cookie Notice and our Privacy Policy. RE/MAX or Real Estate Maximum is an American / International real estate company. It is considered as one of the highest selling real estate companies in the world and the second-highest in America.There are different models or plans that a realtor can choose to follow when they work for an agency apart from the initial installation cost and other fees. If you've come across RE/MAX and are wondering what is RE/Max commission split for agents then this article is exactly what you need.RE/MAX provides a maximum of 95% to agents based on a 95/5 split. But that split is only for advanced agents that have a higher sales volume and an established base of business. The company also has other commission plans for lesser performing agents.If you're a realtor or a potential agent who is looking to work for RE/MAX, we're happy to let you know that we will talk about those plans here in more detail.Whether you are an established realtor with potential buyers and sellers, or one that has been in business for any period of time, RE/MAX has both kinds of plans that can support you. The company has 2 main commission plans for their agents to choose from.95/5 Split(Highest Split for a Desk Fee)The agent who chooses this plan are put onto the highest split that Re/MAX has to offer. The company keeps 5% from the sale's gross commission, which is also referred to as the corporate marketing fee, while the agent earns the remaining 95%. The company uses this fee to pay for the advertisements and national IDX search link up system. In return for this model, an agent has to pay a certain desk fee to RE/MAX.The agent also benefits from a space in the regional office, paperwork, and marketing help besides being able to use the well-known RE/MAX brand name.The desk fee may differ from office to office. Some agents and companies choose to look at just the commission split. Other look at the split and the amount of desk fees that are paid out. When you factor in both calculations, the RE/MAX commission plan is comparable to other companies. When an agent is considering the 95/5 plan, he or she will also need to budget for the negotiated desk fee.If you're wondering about the fee, desk fees can range from as low as $300 to as high as $2500 monthly, even if you don't have any transactions that month. It really depends on which benefits the agent is asking to enjoy; it can be an office spot, advertisements, broker fees, business cards and so on.All the agents in this company get the chance to earn from the highest split plan at some point of the year. It happens regardless of what plan they are following currently. Agents on a lower plan may feel a sense of unfairness for the people working there that are on the higher split. This commission plan is what has mainly made RE/MAX so well-known, popular and eventually successful with experienced and established agents.Agents who choose the 95/5 plan; realize the benefits of paying a monthly desk fee in return for the high pay-off. Thus, they have to budget it accordingly.However, an agent must choose this plan only when they know they will have enough sales volumes per month so that the monthly fee is worthwhile. For other realtors, there is always an alternative plan.The RAPP (RE/MAX Alternative Payment Plan)In response to other companies that offer commission plans without the steep monthly desk fees, RE/MAX created the RAPP programs. This plan is ideal for agents who are hesitant to pay a monthly fee before becoming established yet. All of the office costs in this plan are put into a limit or a so called threshold. This is then paid out via commissions throughout the year. (The company refers to it as a CAP, yet it is not a CAP in the true meaning of the word, because the 5% corporate fee is charge on every transaction, even after the threshold is achieved.)The only monthly expenses the agent needs to pay are the miscellaneous and personal expenses. For example, print bills or online marketing bills. 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A soft threshold is in place and agents move towards the 95/5 plan as they reach the threshold.The 3 RAPP sub divisions are:80/20Where the agent to company share is 80/20 split in commission until the agent reaches a $23,000 commission threshold.70/30Where the agent to company share is 70/30 split in commission until the agent reaches a $23,000 threshold.60/40Where the agent to company share is 60/40 split in commission until the agent reaches a $23,000 threshold.This is just the starting split for the agents who are grossing below $25,000! This is where their journey as a successful agent begins.The company moves the agent towards the 95/5 commission plan for the rest of the year, as soon as the limit is reached by an agent in any plan. Meaning that the cap is not an overall cap, because the company will continue to take money out of every transaction for the remainder of the year.Here we will talk about the whole process of splitting up the commission with RE/MAX after a property sale in more detail.What is the standard commission rate for SaaS sales?At first, a percentage of commission is paid as the royalty or fee to the RE/MAX region which is CCA. CCA refers to the Caribbean and Central America. Part of this percentage is paid to RE/MAX headquarters, which is the global headquarters for Denver, Colorado.The remaining commission is then split into 2 equal parts. One is for the listing side and the other is for the side that has bought the buyers.From this remaining commission, the listing side will get a certain percentage and the buying side will too. But this percentage will depend on their own or personalized split plans.For example, if the listing side has chosen a 70/30 split plan, they will receive 70% from the half of the remaining commission. If the buying side has a 60/40 split plan, they will get 60% from the other half of the remaining commission.The office of RE/MAX will, thus, take 30% from the listing side's commission share and 40% from the buying side's commission share, according to the example plan stated above for both sides. The amounts from these two percentages combined give us the share of the commission that RE/MAX keeps.These specific percentages are determined by RE/MAX and can be different for different plans.Franchise FeesFranchises usually have expensive fees. In the case of RE/MAX the fees are not limited to just these; a $138 management fee per month per associate, an annual fee of $410 per associate, a promotion cost of $131 per month per associate, a renewal fee, and lastly hot air balloon fund fee.If you're looking for the initial franchise investment, it should be around $38,000 to $219,000 that consists of office setup expenses, supplies and inventory, signage, and other miscellaneous opening costs.Most of these costs or rates can be determined and updated by the Brokerage Company or Franchise.The franchise also asks for a liquid cash requirement of $35,000. But there is in-house financing for the initial franchise fee, which may range from $17,500 to $35,000.Other fees for the office and other services can be negotiated between the agent and the broker. Because it depends on a few factors, such as how much office space the agent will take up or exactly what benefits the agent will be provided with and so on, these costs can vary.A lot of realtors have reviewed that RE/MAX gives a degree of marketing and reputation support. The company provides the some flexibility in the commission structure with the different plans.ConclusionWe really hope that you have found the answer to your question "What is RE/MAX commission split for agents?" By now you should be able to understand the share and the whole process of commission splits throughout the buying and selling procedure with RE/MAX.Take a look at what is a good commission split in real estateYou can also compare this to the Keller Williams Commission Split and KW CAP. As a seasoned expert in the real estate industry, with a comprehensive understanding of the dynamics and structures of major real estate companies, I can provide valuable insights into the RE/MAX commission plans. My experience in the field has allowed me to navigate various commission structures and understand the nuances that impact real estate agents.Now, let's delve into the concepts used in the provided article about RE/MAX and its commission plans: RE/MAX Overview: RE/MAX, short for Real Estate Maximum, is a prominent American/International real estate company known for its high sales volume. It ranks as one of the top-selling real estate companies globally and the second-highest in America. Commission Split Models: RE/MAX offers different commission plans for realtors, with a focus on providing flexibility to accommodate varying levels of performance. 95/5 Split (Highest Split for a Desk Fee): Agents opting for the 95/5 split plan receive 95% of the gross commission from a sale, while RE/MAX retains 5% as a corporate marketing fee. This model requires agents to pay a desk fee to RE/MAX, which can vary from office to office. The desk fee covers benefits such as office space, marketing assistance, and the use of the RE/MAX brand name. Successful agents benefit from this plan but must consider the monthly desk fee, ranging from $300 to $2500, depending on the chosen benefits. RAPP (RE/MAX Alternative Payment Plan): Designed in response to competitors offering plans without steep monthly desk fees. The RAPP program has three subdivisions (80/20, 70/30, 60/40) based on the previous year's commission. Agents move towards the 95/5 plan as they reach a $23,000 commission threshold. The RAPP system accommodates agents who are still establishing themselves or require marketing support. Commission Split Process: After a property sale, a percentage of the commission is paid as a royalty or fee to the RE/MAX region (CCA) and the global headquarters. The remaining commission is split into two equal parts for the listing side and the buying side, each following their personalized split plans. RE/MAX retains a certain percentage from both sides, determined by their split plans. Franchise Fees: RE/MAX franchises have various fees, including a management fee, annual fee, promotion cost, renewal fee, and a hot air balloon fund fee. The initial franchise investment ranges from $38,000 to $219,000, covering setup expenses, supplies, signage, and other opening costs. A liquid cash requirement of $35,000 is also part of the franchise conditions, with in-house financing available. Flexibility in Commission Structure: RE/MAX provides flexibility in its commission structure, allowing agents to negotiate fees for office space and other services with the broker. In conclusion, RE/MAX offers a diverse range of commission plans catering to different agent needs and performance levels, making it a prominent choice in the real estate industry. Share — copy and redistribute the material in any medium or format for any purpose, even commercially. Adapt — remix, transform, and build upon the material for any purpose, even commercially. The licensor cannot revoke these freedoms as long as you follow the license terms. Attribution — You must give appropriate credit , provide a link to the license, and indicate if changes were made . You may do so in any reasonable manner, but not in any way that suggests the licensor endorses you or your use. ShareAlike — If you remix, transform, or build upon the material, you must distribute your contributions under the same license as the original. No additional restrictions — You may not apply legal terms or technological measures that legally restrict others from doing anything the license permits. You do not have to comply with the license for elements of the material in the public domain or where your use is permitted by an applicable exception or limitation . No warranties are given. The license may not give you all of the permissions necessary for your intended use. For example, other rights such as publicity, privacy, or moral rights may limit how you use the material. Capital of Colorado, United States This article is about the city and county in Colorado. For other uses, see Denver (disambiguation). State capital and consolidated city-county in Colorado, United StatesDenverState capital and consolidated city-countyDowntown Denver skyline16th Street Mall and Colorado State CapitolDenver Art MuseumDenver Union StationRed Rocks AmphitheatreCoors FieldDenver Millennium Bridge FlagSealLogoNicknames: The Mile High City[2]Queen City of the Plains[3]Wall Street of the West[4]Show DenverShow ColoradoShow the United StatesDenverShow map of the United StatesDenverShow map of ColoradoCoordinates: 39°44′21″N 104°59′06″W / 39.7392°N 104.9849°W / 39.7392; -104.9849 (City and County of Denver, Colorado)[5]Country United StatesState ColoradoCity and county Denver[1]PlattedNovember 17, 1858; 166 years ago (1858-11-17), asDenver City, Kansas Territory[6]IncorporatedNovember 7, 1861; 163 years ago (1861-11-07), asDenver City, Colorado Territory[7]ConsolidatedDecember 1, 1902; 122 years ago (1902-12-01), as theCity and County of Denver[8][9]Named afterJames W. DenverGovernment • TypeConsolidated city and county[10] • BodyDenver City Council • MayorMike Johnston (D)[11]Area[12][13] • Total154.726 sq mi (400.739 km2) • Land153.075 sq mi (396.463 km2) • Water1.651 sq mi (4.276 km2) • Metro8,403.00 sq mi (21,763.67 km2)Elevation[a]5,280 ft (1,610 m)Highest elevation[14]5,680 ft (1,730 m)Lowest elevation[15]5,130 ft (1,560 m)Population (2020)[12] • Total715,522 • Estimate (2024)[16]729,019 • Rank58th in North America19th in the United States1st in Colorado • Density4,674/sq mi (1,805/km2) • Urban[17]2,686,147 (US: 18th) • Urban density4,167.5/sq mi (1,609.1/km2) • Metro[18]2,963,821 (US: 19th) • CSA[19]3,623,560 (US: 17th) • Front Range5,055,344DemonymDenveriteGDP[20][21] • Total$118.569 billion (2023) • Metro$311.876 billion (2023)Time zoneUTC−07:00 (MST) • Summer (DST)UTC−06:00 (MDT)ZIP Codes80012, 80014, 80022, 80033, 80123, 80201–80212, 80214–80239, 80241, 80243–80244, 80246–80252, 80256–80257, 80259-80261, 80263-80266, 80271, 80273–80274, 80279–80281, 80290–80291, 80293–80295, 80299[22]Area codes303/720/983FIPS code08-20000GNIS feature ID201738[23]Websitewww.denvergov.orgCapital and most populous city of the State of Colorado Denver (/ˈdɛnvər/ DEN-vər) is the capital and most populous city of the U.S. state of Colorado. Officially a consolidated city and county, it is located in the South Platte River valley on the western edge of the High Plains, just east of the Front Range of the Rocky Mountains.[10] Denver is the 19th-most populous city in the United States and fifth-most populous state capital, with a population of 715,522 at the 2020 census.[24] The Denver metropolitan area has a population exceeding 3 million and functions as the economic and cultural center of the broader Front Range Urban Corridor, home to over 5 million people. Denver's downtown district lies about 12 miles (19 kilometers) east of the foothills of the Rocky Mountains. Named after James W. Denver, the governor of the Kansas Territory at the time, Denver was founded at the confluence of Cherry Creek and the South Platte River in 1858 during the Gold Rush era. Nicknamed the "Mile High City" because its official elevation is exactly one mile (5280 feet or 1609.344 meters) above sea level, Denver grew beyond its prospecting origins to become the principal commercial and transportation hub for a broad region spanning the Great Plains and Rocky Mountain West.[a][25] The 105th meridian west of Greenwich, the longitudinal reference for the Mountain Time Zone, passes directly through Denver Union Station. As the most populous metropolitan area in a 560-mile (900 km) radius, Denver is a major cultural hub with a variety of museums and cultural institutions, including the Denver Performing Arts Complex and Denver Art Museum. Denver also has sports teams in all five major professional leagues. While the 10-county Denver–Aurora–Lakewood, CO Metropolitan Statistical Area had a population of 2,963,821 and the 12-county Denver–Aurora, CO Combined Statistical Area had a population of 3,623,560 at the 2020 United States census, Denver functions as the principal city of the 18-county Front Range Urban Corridor, an oblong urban region stretching across Colorado and Wyoming with a population of 5,055,344 at the 2020 U.S. census.[12] Regarded for its sunny weather and access to nature, Denver was named the best place to live in the United States by U.S. News & World Report in 2016.[26] Main article: History of Denver For a chronological guide, see Timeline of Denver. Former Kansas Territorial Governor James W. Denver visited his namesake city in 1875 and in 1882. The "Bronco Buster", a variation of Frederic Remington's "Bronco Buster" Western sculpture at the Denver capitol grounds, a gift from J.K. Mullen in 1920 The greater Denver area was inhabited by several Indigenous peoples such as Apaches, Utes, Cheyennes, Comanches, and Arapahoes.[27] By the terms of the 1851 Treaty of Fort Laramie between the United States and various tribes including the Cheyenne and Arapaho,[28] the United States unilaterally defined and recognized Cheyenne and Arapaho territory as ranging from the North Platte River in present-day Wyoming and Nebraska southward to the Arkansas River in present-day Colorado and Kansas. This definition specifically encompasses the land of modern Metropolitan Denver. But the discovery in November 1858 of gold in the Rocky Mountains in Colorado[29] (then part of the western Kansas Territory)[30] brought on a gold rush and a consequent flood of white immigration across Cheyenne and Arapaho lands.[29] Colorado territorial officials pressured federal authorities to redefine and reduce the extent of Indian treaty lands.[30] In the summer of 1858, during the Pike's Peak Gold Rush, a group of gold prospectors from Lawrence, Kansas, established Montana City as a mining town on the banks of the South Platte River in what was then western Kansas Territory, on traditional lands of Cheyenne and Arapaho. This was the first historical settlement in what later became the city of Denver. But the site faded quickly, and by the summer of 1859 it was abandoned in favor of Auraria (named after the gold-mining town of Auraria, Georgia) and St. Charles City.[31] On November 22, 1858,[contradictory] General William Larimer and Captain Jonathan Cox, both land speculators from eastern Kansas Territory, placed cottonwood logs to stake a claim on the bluff overlooking the confluence of the South Platte River and Cherry Creek, across the creek from the existing mining settlement of Auraria, and on the site of the existing townsite of St. Charles. Larimer named the townsite Denver City to curry favor with Kansas Territorial Governor James W. Denver.[32] Larimer hoped the town's name would help it be selected as the county seat of Arapahoe County, but unbeknownst to him, Governor Denver had already resigned from office. The location was accessible to existing trails and was across the South Platte River from the site of seasonal encampments of the Cheyenne and Arapaho. The site of these first towns is now occupied by Confluence Park near downtown Denver. Edward W. Wynkoop came to Colorado in 1859 and became one of the city's founders. Wynkoop Street in Denver is named after him.[33][34] Larimer, along with associates in the St. Charles City Land Company, sold parcels in the town to merchants and miners, with the intention of creating a major city that would cater to new immigrants. Denver City was a frontier town, with an economy based on servicing local miners with gambling, saloons, livestock, and goods trading. In the early years, land parcels were often traded for grubstakes or gambled away by miners in Auraria.[32] In May 1859, Denver City residents donated 53 lots to the Leavenworth & Pike's Peak Express in order to secure the region's first overland wagon route. Offering daily service for "passengers, mail, freight, and gold", the Express reached Denver on a trail that trimmed westward travel time from twelve days to six. In 1863, Western Union furthered Denver's dominance of the region by choosing the city for its regional terminus. On February 18, 1861, six chiefs of the Southern Cheyenne and four of the Arapaho signed the Treaty of Fort Wise with the United States[35] at Bent's New Fort at Big Timbers near what is now Lamar, Colorado. They ceded more than 90 percent of the lands designated for them by the Fort Laramie Treaty, including the area of modern Denver.[30] Some Cheyennes opposed to the treaty, saying that it had been signed by a small minority of the chiefs without the consent or approval of the rest of the tribe, that the signatories had not understood what they signed, and that they had been bribed to sign by a large distribution of gifts. The territorial government of Colorado, however, claimed the treaty was a "solemn obligation" and considered that those Indians who refused to abide by it were hostile and planning a war.[36] Ten days later, on February 28, 1861, the Colorado Territory was created,[37] Arapahoe County was formed on November 1, 1861,[37] and Denver City was incorporated on November 7, 1861.[38] Denver City served as the Arapahoe County Seat from 1861 until consolidation in 1902.[39] In 1867, Denver City became the acting territorial capital, and in 1881 was chosen as the permanent state capital in a statewide ballot. With its newfound importance, Denver City shortened its name to Denver.[39] On August 1, 1876, Colorado was admitted to the Union. This disagreement on the validity of Treaty of Fort Wise escalated to bring about the Colorado War of 1864 and 1865, during which the brutal Sand Creek massacre against Cheyenne and Arapaho peoples occurred. The aftermath of the war was the dissolution of the reservation in Eastern Colorado, the signing of Medicine Lodge Treaty which stipulated that the Cheyenne and Arapaho peoples would be relocated outside of their traditional territory. This treaty term was achieved, even though the treaty was not legally ratified by the tribal members, as per the treaty's own terms. Thus, by the end of 1860s, this effectively and completely cleared the Denver area of its indigenous inhabitants.[30][40] "Pioneer Mothers of Colorado" statue at The Denver Post building Although by the close of the 1860s Denver residents could look with pride at their success establishing a vibrant supply and service center, the decision to route the nation's first transcontinental railroad through Cheyenne City, rather than Denver, threatened the prosperity of the young town. The transcontinental railroad passed a daunting 100 miles (160 kilometers) away, but citizens mobilized to build a railroad to connect Denver to it. Spearheaded by visionary leaders, including Territorial Governor John Evans, David Moffat, and Walter Cheesman, fundraising began. Within three days, $300,000 had been raised, and citizens were optimistic. Fundraising stalled before enough was raised, forcing these visionary leaders to take control of the debt-ridden railroad. Despite challenges, on June 24, 1870, citizens cheered as the Denver Pacific completed the link to the transcontinental railroad, ushering in a new age of prosperity for Denver.[41] Finally linked to the rest of the nation by rail, Denver prospered as a service and supply center. The young city grew during these years, attracting millionaires with their mansions, as well as a mixture of crime and poverty of a rapidly growing city. Denver citizens were proud when the rich chose Denver and were thrilled when Horace Tabor, the Leadville mining millionaire, built a business block at 16th and Larimer, as well as the elegant Tabor Grand Opera House. Luxurious hotels, including the much-loved Brown Palace Hotel, soon followed, as well as splendid homes for millionaires, such as the Croke, Patterson, Campbell Mansion at 11th and Pennsylvania and the now-demolished Moffat Mansion at 8th and Grant.[42] Intent on transforming Denver into one of the world's great cities, leaders wooed industry and attracted laborers to work in these factories. Soon, in addition to the elite and a large middle class, Denver had a growing population of immigrant German, Italian, and Chinese laborers, soon followed by African Americans from the Deep South and Hispanic workers. The influx of the new residents strained available housing. In addition, the Silver Crash of 1893 unsettled political, social, and economic balances. Competition among the different ethnic groups was often expressed as bigotry, and social tensions gave rise to the Red Scare. Americans were suspicious of immigrants, who were sometimes allied with socialist and labor union causes. After World War I, a revival of the Ku Klux Klan attracted white, native-born Americans who were anxious about the many changes in society. Unlike the earlier organization that was active in the rural South, KKK chapters developed in urban areas of the Midwest and West, including Denver, and into Idaho and Oregon. Corruption and crime also developed in Denver.[43] Panoramic print of Denver, 1898 Between 1880 and 1895, the city underwent a huge rise in corruption, as crime bosses, such as Soapy Smith, worked side by side with elected officials and the police to control elections, gambling, and bunco gangs.[44] The city also suffered a depression in 1893 after the crash of silver prices. In 1887, the precursor to the international charity United Way was formed in Denver by local religious leaders, who raised funds and coordinated various charities to help Denver's poor.[45] By 1890, Denver had grown to be the second-largest city west of Omaha, Nebraska.[46] In 1900, whites represented 96.8% of Denver's population.[47] The African American and Hispanic populations increased with migrations of the 20th century. Many African Americans first came as workers on the railroad, which had a terminus in Denver, and began to settle there. Between the 1880s and 1930s, Denver's floriculture industry developed and thrived.[48][49] This period became known locally as the Carnation Gold Rush.[50] A bill proposing a state constitutional amendment to allow home rule for Denver and other municipalities was introduced in the legislature in 1901 and passed. The measure called for a statewide referendum, which voters approved in 1902. On December 1 that year, Governor James Orman proclaimed the amendment part of the state's fundamental law. The City and County of Denver came into being on that date and was separated from Arapahoe and Adams counties.[8][9][51] From 1953 to 1989, the Rocky Flats Plant, a DOE nuclear weapon facility that was about 15 miles from Denver, produced fissile plutonium "pits" for nuclear warheads. A major fire at the facility in 1957, as well as leakage from nuclear waste stored at the site between 1958 and 1968, resulted in the contamination of some parts of Denver, to varying degrees, with plutonium-239, a harmful radioactive substance with a half-life of 24,200 years.[52] A 1981 study by the Jefferson County health director, Carl Johnson, linked the contamination to an increase in birth defects and cancer incidence in central Denver and nearer Rocky Flats. Later studies confirmed many of his findings.[53][54] Plutonium contamination was still present outside the former plant site as of August 2010[update].[55] It presents risks to building the envisioned Jefferson Parkway,[56] which would complete Denver's automotive beltway. Downtown Denver cityscape, 1964. Includes Denver's oldest church (Trinity United Methodist), first building of the Mile High Center complex, Lincoln Center, old brownstone part of the Brown Palace Hotel, and Cosmopolitan Hotel – since demolished. In 1970, Denver was selected to host the 1976 Winter Olympics to coincide with Colorado's centennial celebration, but in November 1972, Colorado voters struck down ballot initiatives allocating public funds to pay for the high costs of the games. They were moved to Innsbruck, Austria.[57] The notoriety of being the only city ever to decline to host an Olympiad after being selected has made subsequent bids difficult. The movement against hosting the games was based largely on environmental issues and was led by State Representative Richard Lamm. He was subsequently elected to three terms (1975–87) as Colorado governor.[58] Denver explored a potential bid for the 2022 Winter Olympics,[59] but no bid was submitted.[60] In 2010, Denver adopted a comprehensive update of its zoning code,[61] which was developed to guide development as envisioned in adopted plans such as Blueprint Denver,[62] Transit Oriented Development Strategic Plan, Greenprint Denver, and the Strategic Transportation Plan. Denver has hosted the Democratic National Convention twice, in 1908 and 2008. It promoted the city on the national, political, and socioeconomic stage.[63] On August 10–15, 1993, Denver hosted the Catholic Church's 6th World Youth Day, which was attended by an estimated 500,000, making it the largest gathering in Colorado history. In 2015, a new commuter railway system commenced operations in the Denver metropolitan area with a network operation of 25 kV 60 Hz. Denver has been known historically as the Queen City of the Plains and the Queen City of the West, because of its important role in the agricultural industry of the High Plains region in eastern Colorado and along the foothills of the Colorado Front Range. Main article: Geography of Denver Panorama of Denver seen in August 2015 from the Denver Museum of Nature and Science. Snow-capped Mount Blue Sky (formerly Mt. Evans) can be seen to the left beyond the city skyline. Central Downtown Denver Denver and nearby mountains as seen from the rooftops of the Cherry Creek neighborhood Denver is in the center of the Front Range Urban Corridor, between the Rocky Mountains to the west and the High Plains to the east. Its topography consists of plains in the city center with hilly areas to the north, west, and south. It is the only state capital in the United States that is a consolidated city-county. At the 2020 United States census, the City and County of Denver had an area of 99,025 acres (400.739 km2), including 1,057 acres (4.276 km2) of water.[12] The City and County of Denver is surrounded by three other counties: Adams County to the north and east, Arapahoe County to the south and east, and Jefferson County to the west. Denver's nickname is the "Mile-High City", as its official elevation is one mile (5,280 ft; 1,609 m) above sea level, defined by the elevation of the spot of a benchmark on the steps of the State Capitol building. The elevation of the entire city ranges from 5,130 to 5,690 feet (1,560 to 1,730 m). See also: List of neighborhoods in Denver Denver's 78 official neighborhoods The City and County of Denver has 78 official neighborhoods used for planning and administration.[64] The system of neighborhood boundaries and names dates to 1970 when city planners divided the city into 73 groups of one to four census tracts, called "statistical neighborhoods," most of which are unchanged since then.[65] Unlike some other cities, such as Chicago, Denver does not have official larger area designations. Colloquially, names such as Northside and Westside are still in use, but not well-known.[66][67] Community planners have recently been using a set of 19 larger areas, all of which are groups of statistical neighborhoods, as part of the Area Planning process.[68] Construction along Cherokee Street in the

Frontier Airlines began operations at Denver's old Stapleton International Airport in 1950; Frontier was reincarnated at DIA in 1994. Scott's Liquid Gold, Inc., has been making furniture polish in Denver since 1954. Village Inn restaurants began as a single pancake house in Denver in 1958. Big O Tires, LLC, of Centennial opened its first franchise in 1962 in Denver. The Shane Company sold its first diamond jewelry in 1971 in Denver. In 1973 Re/Max made Denver its headquarters. Johns Manville Corp., a manufacturer of insulation and roofing products, relocated its headquarters to Denver from New York in 1972. CH2M Hill, an engineering and construction firm, relocated from Oregon to the Denver Technological Center in 1980. The Ball Corporation sold its glass business in Indiana in the 1990s and moved to suburban Broomfield; Ball has several operations in greater Denver. Molson Coors Brewing Company established its U.S. headquarters in Denver in 2005, but announced its departure in 2019. Its subsidiary and regional wholesale distributor, Coors Distributing Company, is in NW Denver. The Newmont Mining Corporation, the second-largest gold producer in North America and one of the largest in the world, is headquartered in Denver. MapQuest, an online site for maps, directions and business listings, is headquartered in Denver's LoDo district. Large Denver-area employers that have headquarters elsewhere include Lockheed Martin Corp., United Airlines, Kroger Co. and Xcel Energy, Inc. Development in the bustling Union Station section of downtown Geography also allows Denver to have a considerable government presence, with many federal agencies based or having offices in the Denver area. Along with federal agencies come many companies based on US defense and space projects, and more jobs are brought to the city by virtue of its being the capital of the state of Colorado. The Denver area is home to the former nuclear weapons plant Rocky Flats, the Denver Federal Center, Byron G. Rogers Federal Building and United States Courthouse, the Denver Mint, and the National Renewable Energy Laboratory. In 2005, a $310.7 million expansion of the Colorado Convention Center was completed, doubling its size. The hope was the center's expansion would elevate the city to one of the top 10 cities in the nation for holding a convention.[115] Denver's position near the mineral-rich Rocky Mountains encouraged mining and energy companies to spring up in the area. In the early days of the city, gold and silver booms and busts played a large role in the city's economic success. In the 1970s and early 1980s, the energy crisis in America and resulting high oil prices created an energy boom in Denver captured in the soap opera Dynasty. Denver was built up considerably during this time with the construction of many new downtown skyscrapers. When the price of oil dropped from $34 a barrel in 1981 to $9 a barrel in 1986, the Denver economy also dropped, leaving almost 15,000 oil industry workers in the area unemployed (including former mayor and governor John Hickenlooper, a former geologist), and the nation's highest office vacancy rate (30%).[116] The industry has recovered and the region has 700 employed petroleum engineers.[117] Advances in hydraulic fracturing have made the DJ Basin of Colorado into an accessible and lucrative oil play. Energy and mining are still important in Denver's economy today, with companies such as Ovintiv, Halliburton, Smith International, Rio Tinto Group, Newmont Mining, and Chevron Corporation, headquartered or having significant operations. Denver is in 149th place in terms of the cost of doing business in the United States.[118] The first Chipotle Mexican Grill, near the campus of the University of Denver Denver's west-central geographic location in the Mountain Time Zone (UTC−7) also benefits the telecommunications industry by allowing communication with both North American coasts, South America, Europe, and Asia on the same business day. Denver's location on the 105th meridian at over one mile (1.6 km) in elevation also enables it to be the largest city in the U.S. to offer a "one-bounce" real-time satellite uplink to six continents in the same business day. Qwest Communications now part of CenturyLink, Dish Network Corporation, Starz, DIRECTV, and Comcast are a few of the many telecommunications companies with operations in the Denver area. These and other high-tech companies had a boom in Denver in the mid to late 1990s. After a rise in unemployment in the Great Recession, Denver's unemployment rate recovered and had one of the lowest unemployment rates in the nation at 2.6% in November 2016.[119] As of December 2016, the unemployment rate for the Denver–Aurora–Broomfield MSA is 2.6%.[120] The Downtown region has seen increased real estate investment[121][needs update] with the construction of several new skyscrapers from 2010 onward and major development around Denver Union Station. Denver has also enjoyed success as a pioneer in the fast-casual restaurant industry, with many popular national chain restaurants founded and based in Denver. Quiznos and Smashburger were founded and headquartered in Denver. Qdoba Mexican Grill, Noodles & Company, and Good Times Burgers & Frozen Custard originated in Denver, but have moved their headquarters to the suburbs of Wheat Ridge, Broomfield, and Golden, respectively. Chipotle Mexican Grill was founded in Denver, but moved its headquarters to Newport Beach, California in 2018. In 2015, Denver ranked No. 1 on Forbes' list of the Best Places for Business and Careers.[122] In 2024, Denver based Ibotta's initial public offering (IPO) was the largest tech IPO in Colorado's history.[123] As of the city's 2023 Comprehensive Annual Financial Report,[124] Denver's top employers are: # Employer Number of employees 1 City and County of Denver 13,584 2 Denver Public Schools 12,693 3 State of Colorado 10,686 4 Denver Health & Hospital Authority 9,502 5 United Airlines 7,230 6 HCA Health One 4,592 7 University of Denver 4,548 8 United States Department of Agriculture 4,496 9 Southwest Airlines 4,247 10 ADP TotalSource 2,535 See also: Landmarks of Denver, Music in Denver, and Denver Center for Performing Arts Colorado Convention Center Apollo Hall opened soon after the city's founding in 1859 and staged many plays for eager settlers.[39] In the 1880s Horace Tabor built Denver's first opera house. After the start of the 20th century, city leaders embarked on a city beautification program that created many of the city's parks, parkways, museums, and the Municipal Auditorium, which was home to the 1908 Democratic National Convention and is now known as the Ellie Caulkins Opera House. Denver and the metropolitan areas around it continued to support culture.[125][126] In July 1982, Denver hosted the World Theatre Festival[127] at the Denver Center for Performing Arts, which comprised a program of 114 performances of 18 plays, by theatre companies from 13 countries, across 25 days.[128] In 1988, voters in the Denver Metropolitan Area approved the Scientific and Cultural Facilities Tax (commonly known as SCFD), a 0.1% (1 cent per $10) sales tax that contributes money to various cultural and scientific facilities and organizations throughout the Metro area.[129] The tax was renewed by voters in 1994 and 2004 and allowed the SCFD to operate until 2018.[130] Ballot issue 4B in 2016 won approval 62.8 percent to 37.2 percent, by Denver metro area voters, to extend the SCFD sales tax until 2030.[131] Denver is home to a wide array of museums.[132] Many are nationally recognized, including a new wing for the Denver Art Museum by architect Daniel Libeskind, the nation's second-largest Performing Arts Center after Lincoln Center in New York City, and bustling neighborhoods such as LoDo, filled with art galleries, restaurants, bars and clubs. That is part of the reason Denver was, in 2006, recognized for the third year in a row as the best city for singles.[133] Its neighborhoods also continue their influx of diverse people and businesses while the city's cultural institutions grow and prosper. The city acquired the estate of abstract expressionist painter Clyfford Still in 2004 and built a museum to exhibit his works near the Denver Art Museum.[134] The Denver Museum of Nature and Science holds an aquamarine specimen valued at over $1 million, as well as specimens of the state mineral, rhodochrosite. Every September the Denver Mart, at 451 E. 58th Avenue, hosts a gem and mineral show.[135] The state history museum, History Colorado Center, opened in April 2012. It features hands-on and interactive exhibits, artifacts and programs about Colorado history.[136] It was named in 2013 by True West Magazine as one of the top-ten "must see" history museums in the country.[137] History Colorado's Byers-Evans House Museum and the Molly Brown House are nearby. Denver has numerous art districts, including Denver's Art District on Santa Fe and the River North Art District (RiNo).[138] While Denver may not be as recognized for historical musical prominence as some other American cities, it has an active pop, jazz, jam, folk, metal, and classical music scene, which has nurtured several artists and genres to regional, national, and even international attention. Of particular note is Denver's importance in the folk scene of the 1960s and 1970s. Well-known folk artists such as Bob Dylan, Judy Collins and John Denver lived in Denver at various points during this time and performed at local clubs.[139] Three members of the widely popular group Earth, Wind, and Fire are also from Denver. More recent Denver-based artists include India Arie, Nathaniel Rateliff & the Night Sweats, The Lumineers, Air Dubai, The Fray, Flobots, Cephalic Carnage, Axe Murder Boyz, Deuce Mob, Havok, Bloodstrike, Primitive Man, and Five Iron Frenzy.[citation needed] Denver is also home to the Denver Record Collectors Expo, a biannual music collectors event. Because of its proximity to the mountains and generally sunny weather, Denver has gained a reputation as being a very active, outdoor-oriented city. Many Denver residents spend the weekends in the mountains; skiing in the winter and hiking, climbing, kayaking, and camping in the summer. Denver and surrounding cities are home to a large number of local and national breweries. Many of the region's restaurants have on-site breweries, and some larger brewers offer tours, including Coors and New Belgium Brewing Company. The city also welcomes visitors from around the world when it hosts the annual Great American Beer Festival each fall. Denver used to be a major trading center for beef and livestock when ranchers would drive (or later transport) cattle to the Denver Union Stockyards for sale. As a celebration of that history, for more than a century Denver has hosted the annual National Western Stock Show, attracting as many as 10,000 animals and 700,000 attendees. The show is held every January at the National Western Complex northeast of downtown. Denver has one of the country's largest populations of Mexican Americans and hosts four large Mexican-American celebrations: Cinco de Mayo (with over 500,000 attendees),[140] in May; El Grito de la Independencia, in September; the annual Lowrider show, and the Dia De Los Muertos art shows/events in North Denver's Highland neighborhood, and the Lincoln Park neighborhood in the original section of West Denver. Denver is known for its dedication to New Mexican cuisine and the Chile. It is best known for its green and red chile sauce, Colorado burrito, Southwest (Denver) omelette, breakfast burrito, empanadas, chiles rellenos, and tamales. Denver is also known for other types of food such as Rocky Mountain oysters, rainbow trout, and the Denver sandwich. The Dragon Boat Festival in July, Moon Festival in September and Chinese New Year are annual events in Denver for the Chinese and Asian-American communities. Chinese hot pot (huo guo) and Korean BBQ restaurants have been growing in popularity. The Denver area has two Chinese newspapers, the Chinese American Post and the Colorado Chinese News.[141] A Korean Newspaper, the "Colorado Times News" is also based in Denver.[142] Denver has long been a place tolerant of the LGBTQ (lesbian, gay, bisexual, transgender, and queer) community. Many gay bars can be found on Colfax Avenue and on South Broadway. Every June, Denver hosts the annual Denver PrideFest in Civic Center Park, the largest LGBTQ Pride festival in the Rocky Mountain region.[143] Denver is the setting for The Bill Engvall Show, Tim Allen's Last Man Standing, and the 18th season of MTV's The Real World. It was also the setting for the prime time drama Dynasty from 1981 to 1989 (although the show was mostly filmed in Los Angeles). From 1998 to 2002 the city's Alameda East Veterinary Hospital was home to the Animal Planet series Emergency Vets, which spun off three documentary specials and the current Animal Planet series E-Vet Interns. The city is also the setting for the Disney Channel sitcom Good Luck Charlie. Denver Pavilions is a popular arts, entertainment, and shopping center on the 16th Street Mall in downtown Denver. Denver Performing Arts Complex Denver Art Museum Civic Center Park, with museums and the central library in background Main article: Sports in Denver Denver is home to a variety of sports teams and is one of 12 U.S. cities with teams from four major league sports (the Denver metro area is the smallest metropolitan area in the country to have a team in all four major sports leagues). Including MLS soccer, it is also one of 10 U.S. cities to have five major sports teams. The Denver Broncos of the National Football League have drawn crowds of over 70,000 since their origins in the early 1960s, and continue to draw fans today to their current home Empower Field at Mile High. The Broncos have sold out every home game (except for strike-replacement games) since 1970.[144] The Broncos have advanced to eight Super Bowls and won back-to-back titles in 1997 and 1998, and won again in 2015. The Colorado Rockies were created as an expansion franchise in 1993 and Coors Field opened in 1995. The Rockies advanced to the playoffs that year but were eliminated in the first round. In 2007, they advanced to the playoffs as a wild-card entrant, won the NL Championship Series, and brought the World Series to Denver for the first time but were swept in four games by the Boston Red Sox. Denver has been home to two National Hockey League teams. The Colorado Rockies played from 1976 to 1982, but later moved to the New York metropolitan area to become the New Jersey Devils. The Colorado Avalanche joined in 1995, after relocating from Quebec City. While in Denver, they have won three Stanley Cups in 1996, 2001, and 2022. The Denver Nuggets joined the American Basketball Association in 1967 and the National Basketball Association in 1976. The Nuggets won their first NBA championship in 2023. The Avalanche and Nuggets have both played at Ball Arena (formerly known as Pepsi Center) since 1999. The Major League Soccer team Colorado Rapids play in Dick's Sporting Goods Park, an 18,000-seat soccer-specific stadium opened for the 2007 MLS season in the Denver suburb of Commerce City.[145] The Rapids won the MLS Cup in 2010. Major League sports teams Club League Venue Attendance Attendance rank in League Start Championship Denver Broncos NFL Empower Field at Mile High 76,388[146] 5th of 32 1960 1997, 1998, 2015 Colorado Rockies MLB Coors Field 32,196[147] 14th of 30 1993 Denver Nuggets NBA Ball Arena 19,669[148] 6th of 30 1967 2023 Colorado Avalanche NHL Ball Arena 17,991[149] 13th of 32 1995 1996, 2001, 2022 Colorado Rapids MLS Dick's Sporting Goods Park 15,409[150] 28th of 29 1996 2010 Denver has several additional professional teams. In 2006, Denver established a Major League Lacrosse team, the Denver Outlaws. They play in Empower Field at Mile High. In 2006, the Denver Outlaws won the Western Conference Championship and then won their first championship in 2014 eight years later. They also won in 2016 and 2018 and would fold in 2020 with the MLL-PLL merger. The Colorado Mammoth of the National Lacrosse League play at Ball Arena. They won championships in 2006 and 2022. In 2018, the Denver Bandits were established as the first professional football team for women in Colorado and will be a part of the initial season for the Women's National Football Conference (WNFC) in 2019. Denver was awarded a National Women's Soccer League team in 2025. Denver submitted the winning bid to host the 1976 Winter Olympics but subsequently withdrew, giving it the distinction of being the first city to back out after having won its bid to host the Olympics.[57] Denver and Colorado Springs hosted the 1962 World Ice Hockey Championships. Empower Field at Mile High, home of the Denver Broncos of the National Football League (NFL) Ball Arena, home to the Denver Nuggets of the National Basketball Association (NBA), the Colorado Avalanche of the National Hockey League (NHL), and the Colorado Mammoth of the National Lacrosse League (NLL) Coors Field, home of the Colorado Rockies of Major League Baseball (MLB) Dick's Sporting Goods Park, home of the Colorado Rapids of Major League Soccer (MLS) As of 2006[update], Denver had over 200 parks, from small pocket parks all over the city to the giant 314-acre (1.27 km2) City Park.[151] Denver also has 29 recreation centers providing places and programming for resident's recreation and relaxation.[152] Many of Denver's parks were acquired from state lands in the late 19th and early 20th centuries. This coincided with the City Beautiful movement, and Denver mayor Robert Speer (1904–12 and 1916–18) set out to expand and beautify the city's parks. Reinhard Schuetze was the city's first landscape architect, and he brought his German-educated landscaping genius to Washington Park, Cheesman Park, and City Park among others. Speer used Schuetze as well as other landscape architects such as Frederick Law Olmsted Jr. and Saco Rienk DeBoer to design not only parks such as Civic Center Park, but many city parkways and tree-lawns. Cheesman Park neighbor the Denver Botanic Gardens displays the beauty and versatility of micro-climates within the semi-arid Denver Basin. All of these parks were fed with South Platte River water diverted through the city ditch.[153] In addition to the parks within Denver, the city acquired land for mountain parks starting in the 1911s.[154] Over the years, Denver has acquired, built and maintained approximately 14,000 acres (57 km2) of mountain parks, including Red Rocks Park, which is known for its scenery and musical history revolving around the unique Red Rocks Amphitheatre.[155][156] Denver also owns the mountain on which the Winter Park Resort ski area operates in Grand County, 67 miles (110 km) west of Denver.[157] City parks are important places for Denverites and visitors, inciting controversy with every change. Denver continues to grow its park system with the development of many new parks along the Platte River through the city, and with Central Park and Bluff Lake Nature Center in the Central Park neighborhood redevelopment. All of these parks are important gathering places for residents and allow what was once a dry plain to be lush, active, and green. Denver is also home to a large network of public community gardens, most of which are managed by Denver Urban Gardens, a non-profit organization. Since 1974, Denver and the surrounding jurisdictions have rehabilitated the urban South Platte River and its tributaries for recreational use by hikers and cyclists. The main stem of the South Platte River Greenway runs along the South Platte 35 miles (56 km) into Adams County in the north. The Greenway project is recognized as one of the best urban reclamation projects in the U.S., winning, for example, the Silver Medal Rudy Bruner Award for Urban Excellence in 2001.[158] As of 2022[update], Park Score by the Trust for Public Land, a national land conservation organization, reported Denver as having the 18th best park system among the 50 most populous U.S. cities. The report noted that 89% of Denverites live within a 10-minute walk of a park.[159] Further information: Urban Land Conservancy Cheesman Park started as a cemetery. The Carla Madison Recreation Center, completed in 2017 Red Rocks is a Denver park and world-famous amphitheater in the foothills. Washington Park Genesee Park is the largest of the Denver Mountain Parks. Main article: Government of Denver Denver City and County Building Colorado Supreme Court, just before completion Colorado State Capitol looking east Denver is a consolidated city-county with a mayor elected on a nonpartisan ballot, a 13-member city council, and an auditor. The Denver City Council is elected from 11 districts with two at-large council members and is responsible for passing and changing all laws, resolutions, and ordinances, usually after a public hearing. The city council can also call for misconduct investigations of Denver's departmental officials. All elected officials have four-year terms, with a maximum of three terms. The current mayor is Mike Johnston. Denver has a strong mayor/weak city council government. The mayor can approve or veto any ordinances or resolutions approved by the council, makes sure all contracts with the city are kept and performed, signs all bonds and contracts, is responsible for the city budget, and can appoint people to various city departments, organizations, and commissions. The council can override the mayor's veto with a nine votes. The city budget must be approved and can be changed by a simple majority vote of the council. The auditor checks all expenditures and may refuse to allow specific ones, usually for financial reasons.[160] The Denver Department of Safety oversees three branches: the Denver Police Department, Denver Fire Department, and Denver Sheriff Department. The Denver County Court is an integrated Colorado County Court and Municipal Court and is managed by Denver instead of the state. While Denver elections are nonpartisan, Democrats have long dominated the city's politics; most citywide officials are known to be registered with the Democratic Party. The mayor's office has been occupied by a Democrat since the 1963 municipal election. All the city's seats in the state legislature are held by Democrats. In statewide elections, the city also tends to favor Democrats, though Republicans were occasionally competitive until the turn of the millennium. The last Republican to win Denver in a gubernatorial election was John A. Love in 1970 by a narrow majority.[161] Bill Owens in 2002 remains the last Republican governor to receive at least 40% of Denver's vote.[162] The last Republican Senator to carry Denver was William L. Armstrong during his 1984 landslide.[163] The last statewide Republican officeholder to carry Denver was Secretary of State Victoria Buckley in 1994 by 1.2% margin; she was, at the time, the highest ranking African-American Republican woman in the United States.[164][165] In federal elections, Denver is a Democratic stronghold. It has supported a Democrat for president in every election since 1984. Despite then-president Ronald Reagan's landslide that year both nationally and in Colorado, Democrat Walter Mondale won Denver by a margin of 2.32%, and since then the party has increased its margin in almost every election. At the federal level, Denver is the heart of Colorado's 1st congressional district, which includes all of Denver and parts of Arapahoe County. It is the most Democratic district in the Mountain West and has been in Democratic hands for all but two terms since 1933. It is currently represented by Democrat Diana DeGette. A portion of southeast Denver, roughly half of the Indian Creek neighborhood and a small part of the Virginia Village neighborhood, is in Colorado's 6th congressional district, represented by Democrat Jason Crow. Benjamin F. Stapleton was the mayor of Denver for two periods, from 1923 to 1931 and from 1935 to 1947. He was responsible for many civic improvements, notably during his second term, when he had access to funds and manpower from the New Deal. During this time, the park system was considerably expanded and the Civic Center completed. His signature project was the construction of Denver Municipal Airport, which began in 1929 amid heavy criticism. It was later renamed Stapleton International Airport in his honor. Today, the airport has been replaced by a neighborhood initially named Stapleton. In 2020, during the George Floyd protests, because of Stapleton's demonstrated racism and prominent membership in the Ku Klux Klan, neighborhood residents changed the name to Central Park.[166][167] During the 1960s and 1970s, Denver was one of the centers of the Chicano Movement. The boxer-turned-activist Rodolfo "Corky" Gonzales formed an organization called the Crusade for Justice, which battled police brutality, fought for bilingual education, and, most notably, hosted the First National Chicano Youth Liberation Conference in March 1969.[168] In recent years, Denver has taken a stance on helping people who are or become homeless, particularly under the administrations of mayors John Hickenlooper and Wellington Webb. At a rate of 19 homeless per 10,000 residents in 2011 as compared to 50 or more per 10,000 residents for the four metro areas with the highest rate of homelessness,[169] Denver's homeless population and rate of homeless are both considerably lower than many other major cities. But residents of the city streets suffer Denver winters – which, although mild and dry much of the time, can have brief periods of extremely cold temperatures and snow. In 2005, Denver became the first major U.S. city to vote to make the private possession of less than an ounce of marijuana legal for adults 21 and older.[170] The city voted 53.5 percent in favor of the marijuana legalization measure, which, as then-mayor John Hickenlooper pointed out, was without effect, because the city cannot usurp state law, which at that time treated marijuana possession in much the same way as a speeding ticket, with fines of up to $100 and no jail time.[170] Denver passed an initiative in the fourth quarter of 2007 requiring the mayor to appoint an 11-member review panel to monitor the city's compliance with the 2005 ordinance.[171] In May 2019, Denver became the first U.S. city to decriminalize psilocybin mushrooms after an initiative passed with 50.6% of the vote. The measure prohibits Denver from using any resources to prosecute adults over 21 for personal use of psilocybin mushrooms, though such use remains illegal under state and federal law.[172][173] Denver hosted the 2008 Democratic National Convention, which was the centennial of the city's first hosting of the landmark 1908 convention. It also hosted the G7 summit between June 20 and 22 in 1997 and the 2000 National Convention of the Green Party.[174][175] In 1972, 1981, and 2008, Denver also hosted the Libertarian Party of the United States National Convention. The 1972 Convention was notable for nominating Tonie Nathan for vice president, the first woman, as well as the first Jew, to receive an electoral vote in a United States presidential election. On October 3, 2012, the University of Denver hosted the first of the three 2012 presidential debates.[176] In July 2019, Mayor Hancock said that Denver will not assist U.S. Immigration and Customs Enforcement agents with immigration raids.[177] United States presidential election results for Denver County, Colorado[178] Year Republican Democratic Third party(ies) No. % No. % No. % 2024 74,765 20.57% 278,634 76.65% 10,120 2.78% 2020 71,618 18.19% 313,293 79.55% 8,918 2.26% 2016 62,690 18.89% 244,551 73.69% 24,611 7.42% 2012 73,111 24.18% 222,018 73.41% 7,289 2.41% 2008 62,567 23.04% 204,882 75.45% 4,084 1.50% 2004 69,903 29.27% 166,135 69.56% 2,788 1.17% 2000 61,224 30.87% 122,693 61.86% 14,430 7.28% 1996 58,529 30.04% 120,312 61.76% 15,973 8.20% 1992 55,418 25.43% 121,961 55.97% 40,540 18.60% 1988 77,753 37.13% 127,173 60.72% 4,504 2.15% 1984 105,096 47.83% 110,200 50.15% 4,442 2.02% 1980 88,398 42.19% 85,903 41.00% 35,207 16.80% 1976 105,960 46.73% 112,229 49.50% 8,549 3.77% 1972 121,995 54.14% 98,062 43.52% 5,278 2.34% 1968 92,003 43.54% 106,081 50.20% 13,233 6.26% 1964 73,279 33.57% 143,480 65.73% 1,529 0.70% 1960 109,446 49.59% 109,637 49.68% 1,618 0.73% 1956 121,402 55.91% 93,812 43.21% 1,907 0.88% 1952 119,792 56.09% 92,237 43.19% 1,534 0.72% 1948 76,364 45.17% 89,489 52.93% 3,214 1.90% 1944 86,331 48.75% 90,001 50.82% 759 0.43% 1940 81,328 46.91% 90,938 52.45% 1,105 0.64% 1936 50,743 33.28% 99,263 65.09% 2,486 1.63% 1932 59,372 43.48% 72,868 53.36% 4,318 3.16% 1928 73,543 63.40% 41,238 35.55% 1,221 1.05% 1924 59,077 63.44% 15,764 16.93% 18,282 19.63% 1920 43,581 62.03% 22,839 32.51% 3,838 5.46% 1916 23,185 33.84% 43,029 62.81% 2,298 3.35% 1912 8,155 13.59% 26,690 44.47% 25,171 41.94% 1908 30,193 45.95% 33,145 50.44% 2,369 3.61% 1904 32,667 51.73% 28,958 45.85% 1,528 2.42% The City and County of Denver levies an occupational privilege tax (OPT or head tax) on employers and employees. If any employee performs work in the city limits and is paid over $500 for that work in a single month, the employee and employer are both liable for the OPT regardless of where the main business office is located or headquartered. The employer is liable for $4 per employee per month and the employee is liable for $5.75 per month. It is the employer's responsibility to withhold, remit, and file the OPT returns. If an employer does not comply, the employer can be held liable for both portions of the OPT as well as penalties and interest. See also: List of higher education institutions in Denver Denver Public Schools (DPS) is the public school system in all of Denver.[179] It educates approximately 92,000 students in 92 elementary schools, 44 K-8 schools, 34 middle schools, 18 high schools, and 19 charter schools.[180] The first school of what is now DPS was a log cabin that opened in 1859, which later became East High School. East High School, along with the other three directional high schools (West, North, and South), made up the first four high schools in Denver.[181] The district boundaries are coextensive with the city limits.[182] The Cherry Creek School District serves some areas with Denver postal addresses that are outside the city limits.[182][183] Denver's many colleges and universities range in age and study programs. Three major public schools constitute the Auraria Campus: the University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver. The private University of Denver was the first institution of higher learning in the city and was founded in 1864. Other prominent Denver higher education institutions include Johnson & Wales University, Catholic (Jesuit) Regis University, and the city has Roman Catholic and Jewish institutions, as well as a health sciences school. In addition to those schools within the city, there are a number of schools throughout the surrounding metro area. Denver East High School University of Colorado-Denver in downtown The Ritchie Center at University of Denver Main article: Media in Denver The Denver metropolitan area is served by a variety of media outlets in print, radio, television, and the Internet. Denver is the 16th-largest market in the country for television, according to the 2009–2010 rankings from Nielsen Media Research.[184] KWGN-TV, channel 2, a CW O&O station owned by Nexstar Media Group, who also owns Fox affiliate KDVR 31. KWGN is run by KDVR management and is Colorado's first TV station, on the air since July 1952. KCDO-TV, channel 3, an independent station owned by the E. W. Scripps Company, who also own KMGH-TV as part of a duopoly. KCNC-TV, channel 4, a CBS O&O station. KRMA-TV, channel 6, the flagship of Rocky Mountain PBS, a state network of five public TV stations throughout Colorado. KMGH-TV, channel 7, an ABC affiliate owned by the E. W. Scripps Company, previously owned by the McGraw-Hill company for 40 years prior to 2012. The station is part of a duopoly with KCDO-TV. KUSA-TV, channel 9, an NBC affiliate owned by Tegna, who also owns KTVD 20, a MyNetworkTV affiliate. KBDI-TV, channel 12, a secondary PBS member station. KDEN-TV, channel 25, a Telemundo O&O station. KPJR-TV, channel 38, a TBN O&O station. KCEC, channel 50, a Univision affiliate. KETD, channel 53, an Estrella TV O&O station. Denver is also served by over 40 AM and FM radio stations, covering a wide variety of formats and styles. Denver–Boulder radio is the No. 19 market in the United States, according to the Spring 2011 Arbitron ranking (up from No. 20 in Fall 2009). For a list of Denver radio stations, see List of radio stations in Colorado. After continued rivalry between Denver's two main newspapers, The Denver Post and the Rocky Mountain News, the papers merged operations in 2001 under a joint operating agreement that formed the Denver Newspaper Agency.[185] This arrangement lasted until February 2009 when the E. W. Scripps Company, the owner of the Rocky Mountain News, closed the paper. There are also several alternative or localized newspapers published in Denver, including the Westword, Law Week Colorado, Out Front Colorado, and the Intermountain Jewish News. Denver is home to multiple regional magazines such as 5280, which takes its name from the city's mile-high elevation (5,280 feet or 1,609 meters). The Colorado Times News is a Korean-language publication based in Denver.[142] Dawn over downtown Denver, viewed from the north with Pikes Peak and the southern Front Range to the south Main article: Street system of Denver Colfax Avenue at Broadway, where the downtown street grid and the "normal" city grid meet. Colfax Avenue carries U.S. Highway 40 through Denver. Most of Denver has a straightforward street grid oriented to the four cardinal directions. Blocks are usually identified in hundreds from the median streets, identified as "00", which are Broadway (the east–west median, running north–south) and Ellsworth Avenue (the north–south median, running east–west). Colfax Avenue, a major east–west artery through Denver, is 15 blocks (1500) north of the median. Avenues north of Ellsworth are numbered (with the exception of Colfax Avenue and several others, such as Martin Luther King, Jr. Blvd and Montview Blvd.), while avenues south of Ellsworth are named. There is also an older downtown grid system that was designed to be parallel to the confluence of the South Platte River and Cherry Creek. Most of the streets downtown and in LoDo run northeast–southwest and northwest–southeast. This system has an unplanned benefit for snow removal; if the streets were in a normal N–S/E–W grid, only the N–S streets would receive sunlight. With the grid oriented to the diagonal directions, the NW–SE streets receive sunlight to melt snow in the morning and the NE–SW streets receive it in the afternoon. This idea was from Henry Brown the founder of the Brown Palace Hotel. There is now a plaque across the street from the Brown Palace Hotel that honors this idea. The NW–SE streets are numbered, while the NE–SW streets are named. The named streets start at the intersection of Colfax Avenue and Broadway with the block-long Cheyenne Place. The numbered streets start underneath the Colfax and I-25 viaducts. There are 27 named and 44 numbered streets on this grid. There are also a few vestiges of the old grid system in the normal grid, such as Park Avenue, Morrison Road, and Speer Boulevard. Larimer Street, named after William Larimer Jr., the founder of Denver, which is in the heart of LoDo, is the oldest street in Denver. Speer Boulevard runs north–south through downtown Denver. All roads in the downtown grid system are streets (e.g., 16th Street, Stout Street), except for the five NE–SW roads nearest the intersection of Colfax Avenue and Broadway: Cheyenne Place, Cleveland Place, Court Place, Tremont Place and Glenarm Place. Roads outside that system that travel east–west are designated "avenues" and those that travel north–south are designated "streets" (e.g., Colfax Avenue, Lincoln Street). Boulevards are higher capacity streets and travel any direction (more commonly north and south). Smaller roads are sometimes referred to as places, drives (though not all drives are smaller capacity roads; some are major thoroughfares), or courts. Most streets outside the area between Broadway and Colorado Boulevard are organized alphabetically from the city's center. East of Colorado Boulevard, the naming convention of streets takes on a predictable pattern of going through the alphabet by using each letter twice (i.e. AA, BB, CC, DD, through YY – there is no Z). The first street is almost always named after a plant or fruit, the second street is almost always named after a foreign place or location. For example, Jersey Street / Jasmine Street, Quebec Street / Quince Street, and Syracuse Street / Spruce Street. Inexplicably, the letter Y only has one street (Yosemite), and there is no Z. This double-alphabet naming convention continues in some form into Aurora, Colorado. Some Denver streets have bicycle lanes, leaving a patchwork of disjointed routes throughout the city. There are over 850 miles (1,370 km)[186] of paved, off-road, bike paths in Denver parks and along bodies of water, like Cherry Creek and the South Platte. This allows for a significant portion of Denver's population to be bicycle commuters and has led to Denver being known as a bicycle-friendly city.[187] Some residents strongly oppose bike lanes, which has caused some plans to be watered down or nixed. The review process for one bike line on Broadway will last over a year before city council members will make a decision. In addition to the many bike paths, Denver launched B-Cycle – a citywide bicycle sharing program – in late April 2010. The B-Cycle network was the largest in the United States at the time of its launch, boasting 400 bicycles.[188] The Denver Boot, a car-disabling device, was first used in Denver.[189] The League of American Bicyclists rated Colorado as the sixth most bicycle-friendly state in the nation for 2024. This is due in large part to Front Range cities like Boulder, Fort Collins and Denver placing an emphasis on legislation, programs and infrastructure developments that promote cycling as a mode of transportation.[190] Walk Score has rated Denver as the fourth most bicycle-friendly large city in the United States.[191] According to data from the 2011 American Community Survey, Denver ranks 6th among US cities with populations over 400,000 in terms of the percentage of workers who commute by bicycle at 2.2% of commuters.[192] B-Cycle – Denver's citywide bicycle sharing program – was the largest in the United States at the time of its launch in 2010, boasting 400 bicycles.[188] B-Cycle ridership peaked in 2014, then steadily declined. The program announced it would cease operations at the end of January 2020.[193][194][195] The city announced plans to seek one or more new contractors to run a bike-share program starting mid-2020.[196][197] In 2018, electric scooter services began to place scooters in Denver. Hundreds of unsanctioned LimeBike and Bird electric scooters appeared on Denver streets in May, causing an uproar. In June, the city ordered the companies to remove them[198] and acted quickly to create an official program, including a requirement that scooters be left at RTD stops and out of the public right-of-way. Lime and Bird scooters then reappeared in late July, with limited compliance. Uber's Jump e-bikes arrived in late August, followed by Lyft's nationwide electric scooter launch in early September.[199] Lyft says that it will, each night, take the scooters to the warehouse for safety checks, maintenance and charging. Additionally, Spin and Razor each were permitted to add 350 scooters.[200] 2017 rankings by Walk Score placed Denver twenty-sixth among 108 U.S. cities with a population of 200,000 or greater.[191] City leaders have acknowledged the concerns of walkability advocates that Denver has serious gaps in its sidewalk network. The 2019 "Denver Moves: Pedestrians" plan outlines a need for approximate $1.3 billion in sidewalk funding, plus $400 million for trails.[201] In 2022, Denver voters passed Initiative 307, dubbed "Denver Deserves Sidewalks", to complete sidewalk construction and repair by shifting responsibility for sidewalk maintenance from property owners to the city and imposing a new fee on property owners based on the length of a property's sidewalk frontage,[202] although the measure may be revised in the course of implementation.[203] In 2015, 9.6 percent of Denver households lacked a car, and in 2016, this was virtually unchanged (9.4 percent). The national average was 8.7 percent in 2016. Denver averaged 1.62 cars per household in 2016, compared to a national average of 1.8.[204] Denver is primarily served by the interstate freeways I-25 and I-70. The problematic intersection of the two interstates is referred to locally as "the mousetrap" because, when viewed from the air, the junction (and subsequent vehicles) resemble mice in a large trap. Interstate 25 runs north–south from New Mexico through Denver to Wyoming Interstate 225 traverses neighboring Aurora. I-225 was designed to link Aurora with I-25 in the southeastern corner of Denver, and I-70 to the north of Aurora, with construction starting May 1964 and ending May 21, 1976. Interstate 70 runs east–west from Utah to Maryland. It is also the primary corridor on which motorists access the mountains. Interstate 270 runs concurrently with US 36 from an interchange with Interstate 70 in northeast Denver to an interchange with Interstate 25 north of Denver. The freeway continues as US 36 from the interchange with Interstate 25. Interstate 76 begins from I-70 just west of the city and runs northeast to Nebraska where it ends at I-80. US 6 follows the alignment of 6th Avenue west of I-25, and connects downtown Denver to the west-central suburbs of Golden and Lakewood. It continues west through Utah and Nevada to Bishop, California. To the east, it continues as far as Provincetown, on Cape Cod in Massachusetts. US 285 ends its 847-mile (1,363 km) route through New Mexico and Texas at Interstate 25 in the University Hills neighborhood. US 85 also travels through Denver. This highway is often used as an alternate route to Castle Rock instead of taking Interstate 25. U.S. Route 87 runs north–south and through Denver. It is concurrent with I-25 the entire length in the state. US 36 connects Denver to Boulder and Rocky Mountain National Park near Estes Park. It runs east into Ohio, after crossing four other states. State Highway 93 starts in the western Metropolitan area in Golden, Colorado, and travels almost 19 miles (31 km) to meet with SH 119 in central Boulder. This highway is often used as an alternate route to Boulder instead of taking US 36. State Highway 470 (C-470, SH 470) is the southwestern portion of the Denver metro area's beltway. Originally planned as Interstate 470 in the 1960s, the beltway project was attacked on environmental impact grounds and the interstate beltway was never built. The portion of "Interstate 470" built as a state highway is the present-day SH 470, which is a freeway for its entire length. Denver also has a nearly complete beltway known as "the 470's". These are SH 470 (also known as C-470), a freeway in the southwest Metro area, and two toll highways, E-470 (from southeast to northeast) and Northwest Parkway (from terminus of E-470 to US 36). SH 470 was intended to be I-470 and built with federal highway funds, but the funding was redirected to complete conversion of downtown Denver's 16th Street to a pedestrian mall. As a result, construction was delayed until 1980 after state and local legislation was passed.[205] I-470 was also once called "The Silver Stake Highway", from Gov. Lamm's declared intention to drive a silver stake through it and kill it. A highway expansion and transit project for the southern I-25 corridor, dubbed T-REX (Transportation Expansion Project), was completed on November 17, 2006.[206] The project installed wider and additional highway lanes, and improved highway access and drainage. The project also includes a light rail line that traverses from downtown to the south end of the metro area at Lincoln Avenue.[207] The project spanned almost 19 miles (31 km) along the highway with an additional line traveling parallel to part of I-225, stopping just short of Parker Road. 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City and County of Denver website Portals: North America United States Colorado Cities Retrieved from " For real estate agents, commission splits and structures are some of the most important aspects to consider when selecting a real estate brokerage to work with.The amount you'll have to pay varies widely based on the brokerage. More often than not, if the brokerage offers greater career support, they come with a higher percentage cost.You'll want to find a brokerage that offers the lowest commission splits while still providing resources to help you in your career. We're here to help. I've compared the 3 best commission split in real estate, listing nationwide brokers that you'll be able to join regardless of where you're located.So let's get into it.The 3 Best Commission Split in Real EstateThe top 3 best commission paying firms in real estate are:Keller WilliamsRE/MAXeXp RealtyLet's take a look at each option.Keller Williams With a presence across the US, Keller Williams is one of the best real estate agencies to work with if you're looking for a great commission structure and career support.Working with Keller, you'll get a 64% piece of the pie all to yourself. 30% covers office and other expenses, while the remaining 6% goes to Keller itself.The 6% royalty is also capped at $3,000 per year, so you'll be able to take home a larger share if you bring in more sales. To be sure, you'll have to pay certain fees for the software, resources, and furniture they offer. This can vary between $100 to $200, depending on the region you're operating in.What's great is that the commission split isn't the only plus point at Keller Williams. They also offer a wide range of resources and support that'll help you advance your career. With over 2,000 online on-demand learning modules and hours of live and streamable video content, you get a wealth of learning experience both on and off the field.Here, you'll get access to continuing education courses, learn from experienced realtors, get practical guidance to improve your real estate game, and much more. It doesn't stop there. Keller even gives you your own site with their software. This will help you pull in leads to maximize your sales - plus, you'll get access to several marketing tools and tricks. So if you're looking for a great commission split, without having to sacrifice greater support and resources, Keller Williams is your best bet.RE/MAXIf you're looking for a broker with a nationwide presence that allows customizable split structures, RE/MAX is a real estate company you wouldn't want to ignore.Starting off, RE/MAX offers a 95/5 commission split, with desk charges and other expenses added on as a monthly fee.This means you'll take home 95% of the profits of every sale you make, while only 5% goes to the broker fees. However, the monthly charges can be a pain to deal with. Most agents don't want to face a significant monthly bill to pay for desk charges.This is where RE/MAX offers its RE/MAX Alternative Payment Plans or RAPP for short. This plan bundles in all the charges you'll face into a commission structure with 3 different tiers.You can either choose:80/20 commission split70/30 commission split60/40 commission splitThe broker fees are capped at $23,000 a year with these plans, after which you'll be automatically transferred to the standard 95/5 split structure.But why choose a higher split structure? Well, RE/MAX offers greater resources depending on the structure you choose to select.The RE/MAX University offers a variety of on-demand courses you can take on your own time, with additional live-streamed classes and webinars to offer you greater support along your real estate journey.You'll also get access to their Design Center that offers an easier way to create mailing lists and attract leads online. It has features that make it perfect for beginners to get started. This will help you boost your marketing game, and lead to greater sales overall.So if you're looking for more choices and freedom, RE/MAX might be the agency for you.eXp RealtyeXp Realty is a virtual brokerage with a ton of experience They offer a way for agents to work on their own without having to deal with the office troubles of a traditional brokerage.If you're a self-starter and independent agent, then eXp Realty is a great fit with its unique online structure.However, you won't have a choice to pick a commission structure as eXp only offers an 80/20 split. The good news is that you can keep most of your earnings to yourself. The commission is capped at $16,000, allowing you to enjoy 100% of the profit if your raking in enough sales.Keep in mind, though, that you'll have to pay a $250 fee for 20 additional transactions conducted after you exceed your cap. This makes the split a bit confusing. Monthly fees are also not included in the commission split, which will cost $85 a month. A one-time starting fee of $150 (inclusive of monthly fees) will have to be paid for your website, business cards, and initial admin costs.And, you get extra resources to up your marketing skills with lessons designed for new and old agents. If that's not enough, you can access their library of different online videos and courses to help advance your career and get done with any mandatory learning requirements in your state. Despite being a virtual brokerage, you can still engage with senior agents and peers through virtual meetups. So if you appreciate greater control and don't mind the virtual environment, eXp is a great agency to consider.So there you have it - a list of the top brokerage firms to choose from if you're looking for the best commission split in real estate.Whichever brokerage you select on this list, you can rest assured that you'll be in the hands of reputable, experienced, and helpful agencies. Good luck! Commission splits are important for real estate agents because they determine how much of your commission you get to keep.But there's a lot of confusion around commission splits in today's market because of a 2024 shake-up in the way real estate commissions work.Here's everything you need to know about commission splits and how they affect your earnings post-2024.How Traditional Real Estate Commission Splits Work Traditionally, real estate commissions were split between the seller's brokerage and the buyer's brokerage (typically 50/50). Then each brokerage would split their share of the commission with the agents who represented the client. This second split was based on the agreement between the brokerage and the sales agent. For example, let's assume a home sold for $1,000,000 with a 6% commission, negotiated between the seller and the listing agent. Let's also assume the listing agent has a 60/40 split with their brokerage, and the more established buyer's agent has a 70/30 split with their brokerage. In this case:The total commission would be $60,000 ($1,000,000 x .06).The seller's side and the buyer's side would each get $30,000 ($60,000 x .5).The seller's agent would get $18,000 ($30,000 x .6), while their brokerage would retain $12,000 ($30,000 x .4).The buyer's agent would get $21,000 ($30,000 x .7), while their brokerage would retain $9,000 ($30,000 x .3).The seller would have paid the full commission, typically from the proceeds of the home sale.That's how commission splits worked since the 1960s. Then everything changed in 2024. How the NAR Settlement Changed the Way Commission Splits WorkIn 2019, a group of home sellers brought legal action against The National Association of REALTORS (NAR), for this practice of splitting the commission. The suit alleged that this system artificially inflated real estate fees and drove property prices higher. While maintaining innocence from any wrongdoing, NAR settled in 2024, agreeing to change the way commission splits work. From August 17, 2024, forward, the following changes have been made to real estate agent commission split practices:The sellers' brokerage no longer splits commissions with the buyer's brokerage. Sellers are only responsible for paying the listing brokerage, who then splits that commission with the listing agent. Buyers must negotiate fees upfront with their buyer's agent. Buyers must have an agreement in place with their buyer's agent, outlining the compensation arrangement in detail, before touring homes. Buyers are responsible for paying their brokerage. However, buyers can request a financial concession from the seller during negotiations to get money from their seller to cover this expense. The buyer's brokerage still splits the compensation with the buyer's agent. Seller's agents cannot list any commission split agreement on the MLS (multiple listing service). Even if the seller agrees upfront to help the buyer cover the cost of their buyer's agent, this information cannot be posted on the MLS system, which is used to share active listings among local agents. Brokerages are free to explore alternative compensation structures. Brokerages can still charge commissions as a percentage of the sales price, but they also have the option to charge flat fees, hourly rates, or any combination of payment models. Real Estate Commission FAQsAre Commission Rates Negotiable?Yes. Commissions are, and always have been, negotiable. What is the Average Real Estate Commission Rate?Sellers traditionally paid 5-6% in most markets before the NAR settlement. Post-settlement, we will likely see buyers and sellers each paying 2-3% in most markets. Who Determines the Commission Split Between Agents and Brokerage?Commission splits between brokerages and agents are negotiated between the parties. Typically, you can negotiate a higher commission split as you gain experience and close more deals. As a real estate agent choosing a brokerage to work under, it's important to consider the commission split offered along with other factors such as the level of mentorship, leads provided, education, and all-around level of support you'll receive.How Much Do Real Estate Agents Make from Commissions?The average American real estate agent earns around $54,300 per year, although this figure skews low because of the number of agents who choose to work part-time. Agents in the 90th percentile average around $120,000 per year. How Can I Make Higher Commissions in Real Estate?To earn higher commissions, you can:Start Earning Your Own Real Estate Commission Checks!Real estate is a flexible, fulfilling career path with high-income potential. To join the industry and start earning commission checks of your own, you just need a real estate license. And you might be surprised at how quickly and easily you can earn your license! Rather than completing a college degree program, you just need to complete a state-required real estate course. In most states, you can complete your course online at your own pace. Ready to start your real estate career? Enroll in your online real estate courses today!Updated 12/20/24 Real Estate News & Blogalexandermiller2025-02-28T14:01:23-05:00 April 3, 2025 February 11, 2025 January 20, 2025 December 22, 2024 December 12, 2024 November 29, 2024 September 4, 2024 September 3, 2024 August 15, 2024 July 23, 2024 July 17, 2024 July 10, 2024 June 14, 2024 June 6, 2024 May 6, 2024 April 15, 2024 March 21, 2024 March 7, 2024 March 1, 2024 February 6, 2024 February 6, 2024 February 6, 2024 December 6, 2023 December 6, 2023 August 3, 2023 RE/MAX® agents have the experience to get the job done in today's market1, backed by a robust network of over 140,000 agents in more than 9,000 offices worldwide. With our extensive global connections and deep local insights, you gain an edge that transcends what you'll find online. Regardless of market conditions, life moves on—people need to move, sell and buy. RE/MAX agents understand that market shifts open new doors of opportunity, and with a trusted and experienced RE/MAX agent, these opportunities are yours to seize. Please visit this URL to review a list of supported browsers. Note: Quote Data is Delayed At Least 15 MinutesMarket Data is delayed by 15 minutes and is for informational and/or educational purposes only. In certain circumstances, securities with respect to which the relevant exchange has commenced delisting proceedings may continue to be traded pending appeal of that determination. To view a list of securities that are subject to delisting, including those that continue to be traded pending appeal, please click here.CUSIP identifiers have been provided by CUSIP Global Services, managed on behalf of the American Bankers Association by Standard & Poor's Financial Services, LLC, The CUSIP Database, © 2025 American Bankers Association. "CUSIP" is a registered trademark of the American Bankers Association.Yield data is for informational purposes only. As one of the leading global real estate franchisors, RE/MAX, LLC is a subsidiary of RE/MAX Holdings (NYSE: RMAX) with more than 140,000 agents in almost 9,000 offices and a presence in more than 110 countries and territories. Nobody in the world sells more real estate than RE/MAX, as measured by residential transaction sides. RE/MAX was founded in 1973 by Dave and Gail Liniger, with an innovative, entrepreneurial culture affording its agents and franchisees the flexibility to operate their businesses with great independence. RE/MAX agents have lived, worked and served in their local communities for decades, raising millions of dollars every year for Children's Miracle Network Hospitals® and other charities. To learn more about RE/MAX, to search home listings or find an agent in your community, please visit www.remax.com. For the latest news about RE/MAX, please visit news.remax.com. Each Office Independently Owned and Operated. Achievement, leadership and productivity are major elements in the RE/MAX culture. Individuals, teams, brokerages and regions who excel in these areas have a deep, positive effect on their communities, their colleagues and the network as a whole. The RE/MAX Awards & Recognition Program provides a way to honour these contributors. View the 2023 RE/MAX Canada Award Winners By shining a spotlight on quality and excellence, the awards celebrate accomplishments, fortify reputations and inspire others to reach higher in their own aspirations. Awards bestowed through the program fall into four groups: Club Awards Club Awards recognize the preparation, effort, performance and commitment essential to real estate success. Though the awards are based on gross commission earnings, their true measure goes far beyond dollar amounts. As Sales Associates reach higher and higher milestones, their impact grows alongside their income. Announced each February, Club Awards are bestowed based on the recipient's total gross commission income (GCI) during the previous calendar year. Awards include: EXECUTIVE CLUB 100% CLUB PLATINUM CLUB CHAIRMAN'S CLUB TITAN CLUB DIAMOND CLUB PINNACLE CLUB Team Club Awards Team Club Awards recognize Team Leaders who, through expert guidance and support, provide a foundation for the greater success of their Team Members. Team Club Awards are awarded to Team Leaders based upon their team's total gross commission income (GCI) in a calendar year. The award levels follow the same commission thresholds as individual Club Awards and are also announced in February. Awards include: EXECUTIVE CLUB TEAM 100% CLUB TEAM PLATINUM CLUB TEAM CHAIRMAN'S CLUB TEAM TITAN CLUB TEAM DIAMOND CLUB TEAM PINNACLE CLUB TEAM Career Awards Over time, as successful years build on one another, new milestones emerge – represented by the network's Career Awards. These prestigious, highly coveted awards convey true mastery. Reaching any level is a special, career-changing achievement. Career Awards are based on an agent's individual gross commission income (GCI) accumulated over time at RE/MAX. Beginning with Lifetime Achievement, they also include a length-of-affiliation component. Associates must fulfill both aspects of eligibility (earnings and tenure) in order to receive the award. Awards include: HALL OF FAME LIFETIME ACHIEVEMENT CIRCLE OF LEGENDS LUMINARY OF DISTINCTION PARAMOUNT OF EXCELLENCE Top 25/50/100 Rankings These rankings recognize Sales Associates and Teams based on their total gross commissions in a given year. To qualify for the top teams rankings, year-to-date commission totals need to be equal to or greater than $40,000 US dollars. Team size is calculated by adding the total number of team members plus team leader on the last day of the month, for that month's rankings. INDIVIDUAL RANKINGS – Top 100 (Worldwide/U.S./Canada/Global), Residential & Commercial TEAM RANKINGS categorized by Small (two-person team), Medium (three-to nine-person team) and Large (10+ person team), including: – Top 100 (Worldwide/U.S./Canada/Global) Residential and Commercial combined – Top 50 (Worldwide/U.S./Canada/Global), Residential for each Team category (Small/Medium/Large) – Top 25 (Worldwide/U.S./Canada/Global), Commercial for each Team category (Small/Medium/Large) ADDITIONAL YEAR-END RANKINGS (Worldwide) -Top 100 Individual, Residential and Commercial combined Special Awards Special Awards will be recognized prior to R4 via a Special Awards video broadcast worldwide. Special Award trophies and neck medals can be picked up at the Trophy Booth located in the R4 Marketplace. If you can't attend R4, your special award trophy and neck medal will be mailed to you after R4. The Distinguished Service Award, perhaps the most enduring accolade of all, recognizes individuals who have made a permanent, meaningful impact on the network by representing the best aspects of RE/MAX through their actions and achievements. Awards include: LEADERSHIP AWARD CATEGORIES – Distinguished Service – Broker of the Year Multi Franchise – Broker of the Year Single Franchise – Region of the Year – Region with Largest Net Gain in Franchises – Children's Miracle Network Hospital Donations: Top Contributor Region (U.S./Canada); Top Contributor Single Franchise (U.S./Canada); Top Contributor Multi Franchise (U.S./Canada); Top Contributor Individual Agent (U.S./Canada); Top Contributor Team (U.S./Canada) – Top 5 Franchise Sales Consultants (U.S. and Canada; Global) COMMISSIONS AWARD CATEGORIES – Top 3 Teams for each Team category (Small/Medium/Large) Residential (Worldwide/U.S./Canada/Global); Commercial (Worldwide/U.S./Canada/Global) – Top 3 Teams (Overall) Residential & Commercial (Combined Worldwide/U.S./Canada/Global) – Top 10 Individuals Residential & Commercial (Combined Worldwide); Residential (Worldwide/U.S./Canada/Global); Commercial (Worldwide/U.S./Canada/Global) TRANSACTIONS AWARD CATEGORIES (Worldwide/U.S./Canada/Global) – #1 in Team Transactions for each Team category (Small/Medium/Large) – #1 in Individual Transactions TOP FRANCHISES AWARD CATEGORIES (Worldwide/U.S./Canada/Global) – Largest Franchise by Associate Count: Single Franchise; Multi Franchise; Largest Net Gain in Sales Associates (Small Market, Metro Market, Multi Franchise) – Number of Closed Transactions (Small Market, Metro Market, Multi Franchise) – Total Sales Volume (Small Market, Metro Market, Multi Franchise) The RAPP is perfect for an Agent who doesn't want to pay monthly fees. All Office costs are built into a CAP that is paid off through commissions throughout the year. The only monthly expenses an Agent has to pay are personal expenses, such as individual print or online marketing.Our RAPP commission plan offers three different split levels depending on prior year's gross commissions. There is a Soft CAP in place, with Agents moving to a 95/5 Commission Split upon reaching the CAP.80/2080/20 Split until they reach a $23,000 CAP70/3070/30 Split until they reach a $23,000 CAP60/4060/40 Split until they reach a $23,000 CAP. This level is the starting split for the Agent grossing less than $25,000 and is just beginning their journey to being a successful Agent.Once the CAP is reached, Agents are moved to a 95/5 Split for the remained of the year.Have questions or want to learn more? Ask us or reach out.