

What You Need to Know: New Disclosure for Sales in Public Improvement Districts

Beginning September 1, sellers will be required to provide a new notice to buyers when selling property located in a public improvement district. If sellers fail to provide the required notice, buyers will have the right to terminate the contract, in addition to other penalties. These public improvement district requirements are similar to the current municipal utility district notice requirements. This notice is required for the sale of all properties, including condominiums and commercial, not just residential as previously required.

TREC has promulgated a new form for this notice. The new form can be found here:

<https://www.texasrealestate.com/secure-download/?path=blank-realtor-forms/1955-Addendum-for-Notice-of-PID.pdf>

Use of the TREC form is voluntary, meaning license holders can use this form, or use another notice that meets the requirements of the statute, such as the notice filed by the PID with the service plan. For a full list of requirements, visit Texas REALTORS legal memo to learn more:

[LegalMemo2021PIDNotice.pdf \(texasrealestate.com\)](#)

Determining if a property is located in a PID

The MLS is a good place to start because it is searchable by property address. In the MLS, look under the "Tax/HOA" section for a specific property, and click on the CAN#. If the PID has already been recorded with the County Appraisal District (CAD) and imported from the CAD records, the details can be found by clicking on the CRS link. Many CADs, although not all, will show the name of the PID when a property is in a PID.

Additional digging may be required if no information is in the MLS or if the property is new. There may be significant delays from the time a PID is created before it appears in CAD and MLS records. If no information about a PID is listed in the MLS or CAD records, you can contact the County Clerk's office of the county where the property resides to determine if it is in a PID. A full list of contact information for the County Clerk's located within SABOR's jurisdiction is displayed to the right.

ATASCOSA COUNTY

County Clerk: Diane Gonzales
(830) 767-2511
countyclerk@atascosacounty.texas.gov
<https://comptroller.texas.gov/taxes/property-tax/county-directory/atascosa.php>

BEXAR COUNTY

County Clerk: Lucy Adame-Clark
(210) 335-2011
<https://comptroller.texas.gov/taxes/property-tax/county-directory/bexar.php>

FRIO COUNTY

County Clerk: Aaron Tomas Ibarra
(830) 334-2214
Friocc@friocounty.org
<https://comptroller.texas.gov/taxes/property-tax/county-directory/frio.php>

KARNES COUNTY

County Clerk: Carol Swize
(830)-780-3938
Carol.swize@co.kendall.tx.us
<https://comptroller.texas.gov/taxes/property-tax/county-directory/karnes.php>

KENDALL COUNTY

County Clerk: Darlene Herrin
Darlene.herrin@co.kendall.tx.us
(830) 249-9343 ext. 230
<https://comptroller.texas.gov/taxes/property-tax/county-directory/kendall.php>

LA SALLE COUNTY

County Clerk: Margie Esqueda
margie.esqueda@co.la-salle.tx.us
(830) 483-5120
<https://comptroller.texas.gov/taxes/property-tax/county-directory/lasalle.php>

MCMULLEN COUNTY

County Clerk: Mattie Sadovsky
(361) 274-3215
Mattie.Sadovsky@mcmullencounty.org
<https://comptroller.texas.gov/taxes/property-tax/county-directory/mcmullen.php>

MEDINA COUNTY

County Clerk: Gina Champion
(830) 741-6040
Countyclerk@medinacountytx.org
<https://comptroller.texas.gov/taxes/property-tax/county-directory/medina.php>

UVALDE COUNTY

County Clerk: Valerie Del Toro Romero
(830) 278-6614
dwilliams@uvaldecounty.com
<https://comptroller.texas.gov/taxes/property-tax/county-directory/uvalde.php>

WILSON COUNTY

County Clerk: Eva S. Martinez
(830) 393-7308
countyclerk@wilsoncountytexas.gov
<https://comptroller.texas.gov/taxes/property-tax/county-directory/wilson.php>