

WHAT IS A PUBLIC IMPROVEMENT DISTRICT?

A Public Improvement District (PID) is a designated area where property owners pay a special assessment for improvements and services within that area. The services must benefit the PID area, and are supplemental to services already provided by the city. PIDs are often used for temporary infrastructure improvements such as landscaping, utility relocation, roadway improvement, improving parks, and similar items

News in September 2021 | House Bill 1543

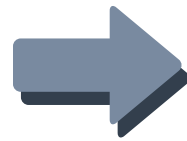
This recent law places the same statutory obligations on sellers of real property in a Public Improvement District as those that are selling property in a Municipal Utility District. This disclosure must be signed by sellers and buyers and it must be signed at or before contract execution. If a seller does not provide this notice, the buyer has the right to terminate the contract and they can also seek monetary damages through litigation.

The notice requires the seller to provide specific information about the district to the buyer like:

- Property Address
- Name of the municipality (and city council) or county (and commissioners court) that approves and levies assessments
- Name of the Public Improvement District
- The statute the PID was created under, which will be either Subchapter A, Chapter 372 of the Local Government Code or Chapter 382 of that same code

TREC has created the Addendum Containing Notice of Obligation to Pay Improvement District Assessment that you can attach to your contracts. Your closing team at Patten Title will also be obtaining a signed version at closing and as long as one is signed at the time of closing, the buyer's ability to seek monetary damages is extinguished.

DOWNLOAD
FORM



HOW TO KNOW IF YOUR NEIGHBORHOOD IS A "PID"

CHECK YOUR COUNTY TAX ASSESSOR WEBSITE OFTEN FOR UPDATED PID LISTINGS.

Hays County

TAX WEBSITE

Examples of PID Neighborhoods:

- 6 Creeks
- Watermill
- Wayside
- Whisper
- San Marcos Trade
- Bunton Creek

Williamson County

MORE PID INFO

Examples of PID Neighborhoods:

- Oak Creek
- Deerbrooke
- Cimarron Hills
- Summerlyn West
- Liberty Parke
- Cross Creek

Travis County

MORE PID INFO

Examples of PID Neighborhoods:

- Bella Fortuna
- Entrada
- Lagos
- Turner's Crossing
- Wildhorse



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