



2026 TREC FORMS

Effective July 1, 2026

Texas REALTORS® and brokers will begin using updated TREC forms designed to improve transparency, modernize contract language, and provide buyers with clearer property disclosures.

NEW Water Rights Disclosure

Buyers will now receive disclosures regarding groundwater and surface water rights tied to a property

Private Road Responsibility

Buyers must be informed if they may be financially responsible for maintaining a private road.

Storage Tank Disclosure Added

Seller disclosures address certain above-ground petroleum and chemical storage tanks.

Expanded Insurance Questions

Seller disclosures address current insurance coverage and prior insurability concerns.

Conservation Easement Disclosure

Seller notices include disclosures related to conservation easements affecting the property.

Compensation Language Updated

Compensation-related language has been reorganized and streamlined for clarity.

Additional Contract Clarifications

- Generators added as property improvements
Residential Contract Forms
- "Legal Holiday" formally defined
Contract timing & deadline provisions
- Contract terminology standardized
Across contracts, amendments, receipts & addendums
- Broker compensation disclosure language streamlined
Broker Information page + compensation sections

Stay ahead of the Changes
Make sure your clients — and your contracts — are ready before July 1.

Summary of Key TREC Form Changes

- WHAT changed
- WHY it changed
- The practical impact
- Committee summaries
- Draft Forms

