

What is a PID?

Public Improvement District

A Public Improvement District is a special district created by a City or County under the authority of Chapter 372 of the Texas Local Code. The statute allows for a city or county to levy a special assessment against properties within the District to pay for improvements to the properties in the District.

HB 1543 (effective September 1, 2021)

This bill requires sellers to provide a new notice to buyers when selling property located within a public improvement district (PID) and applies to all property types. The notice requires the seller to provide specific information about the district, including:

- Property address;
- Name of the PID;
- Name of the county or municipality levying an assessment;
- 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.

If the seller fails to provide the notice, the buyer may terminate the contract or file a lawsuit for damages once the transaction closes.

TREC has created an Addendum Containing Notice of Obligation to Pay Improvement District Assessment that you can attach to your contracts. The Addendum must be signed by both Buyers and Sellers and must be completed at, or before, contract execution. To be directed to the TREC form, go to the following: <https://bit.ly/trec-pid>.

Is Your Neighborhood a “PID”?

Check your County Tax Assessor websites often for updated PID listings.

County Appraisal Districts

Bastrop	512.303.1930	bastropcad.org
Burnet	512.756.8291	burnet-cad.org
Hays	512.268.2522	hayscad.com
Travis	512.834.9317	traviscad.org
Williamson	512.930.3787	wcad.org



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