

Texas Real Estate Commission

TREC's Process for Creating and Revising Seller Disclosure Forms Is Transparent and Complies with the Law.

Adopted New Recommendations

The Sunset Commission expressed its expectation that TREC work with the Broker-Lawyer Committee to implement the following management actions:

Additional Disclosure Information

- Direct TREC to add language to its Seller's Disclosure Form to provide a prospective buyer with information on whether the property is presently covered by insurance, including windstorm insurance, and whether the current seller has been unable to insure their property for any reason. (Management action – nonstatutory)
- Direct TREC to add language to its Seller's Disclosure Form to inform a prospective buyer if there is a private road on or adjoining the property that the prospective buyer would be financially responsible for maintaining. (Management action – nonstatutory)
- Direct TREC to work with stakeholders with expertise in groundwater and surface water to add language to its contract forms to provide a prospective buyer with relevant information on groundwater and surface water rights associated with a property. (Management action – nonstatutory)
- Direct TREC to add language to its Seller's Disclosure Form to provide a prospective buyer with information on the existence of above ground storage tanks on the property that are more than 500 gallons and have stored petroleum products or other chemicals. (Management action – nonstatutory)
- Direct TREC to add language to its Seller's Disclosure Form to tell a prospective buyer whether their property is located in a conservation easement. (Management action – nonstatutory)