

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 Public Improvement District;
- Name of the municipality (and city council) or county (and commissioners court) that approves and levies assessments; and
- 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 Texas National Title will also be obtaining a signed version at closing and as long as one is signed at closing the buyer's ability to seek monetary damages is extinguished. www.trec.texas.gov/sites/default/files/pdf-forms/53-0.pdf



HOW TO KNOW IF YOUR NEIGHBORHOOD IS A "PID"

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

HAYS COUNTY:

<https://tax.co.hays.tx.us/Tax-Estimator>

EXAMPLES OF PID NEIGHBORHOODS:

6 Creeks Pid
San Marcos Trace Pid
Watermill Pid
Wayside Pid
La Cima Pid (Mia/Nia1/Nia2)
Southwest Kyle Pid
Bunton Creek Pid
Whisper Pid

WILLIAMSON COUNTY:

<https://tax.wilco.org/Estimate-Taxes>

EXAMPLES OF PID NEIGHBORHOODS:

Oak Creek Pid
Liberty Parke Pid
Deerbrooke Pid
Crystal Springs Pid
Cimarron Hills Pid
Hutto Co-Op Pid
Summerlyn West Pid
Cross Creek Pid
Mustang Creek Pid

TRAVIS COUNTY:

www.traviscountytexas.gov/planning-budget/economic-development-strategic-investments/public-improvement-districts

EXAMPLES OF PID NEIGHBORHOODS:

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