



Upcoming TREC Form Changes



Effective July 1, 2026

TREC adopted revisions to multiple mandatory contract forms, addenda, notices, and disclosures, including:

- ✓ One to Four Family Residential Contract (Resale)(20-19)
- ✓ Amendment to Contract (39-11)
- ✓ Farm & Ranch Contract (25-17)
- ✓ New Home Contracts (both completed and incomplete construction)(24-20)(23-20)
- ✓ Residential Condominium Contract (Resale)(30-18)
- ✓ Unimproved Property Contract (9-18)
- ✓ Seller's Disclosure Notice (OP-I)
- ✓ Lead-Based Paint Addendum (OP-L)
- ✓ Addendum for "Back-Up" Contract (11-9)

TWO new forms adopted: + Seller's Disclosure About Groundwater and Surface Water Rights (61-0)
 + Seller's Notice to Buyer of Removal of Contingency (for Back-Up Contracts) (62-0)

Key Updates (Primarily affecting One to Four Family Residential Contract Resale)

Contract Changes

PARAGRAPH 2B

The term "generators" has been added to Paragraph 2B (Improvements) to confirm they transfer with the property.

PARAGRAPH 7(I)

New Paragraph 7(I) addresses groundwater and surface water rights disclosures and introduces the new Seller's Disclosure About Groundwater and Surface Water Rights (Form 61-0).

PARAGRAPH 8(B)

Removed.

PARAGRAPH 20

Renamed from "Federal Requirements" to "Governmental Requirements." Additional language now requires parties to provide any information needed by the escrow agent for governmental reporting obligations.

Other Form Updates

BROKER CONTACT INFORMATION PAGE

- Retitled from "Broker Information" to "Broker Contact Information".
- "Listing Broker" is now "Seller's Agent" and "Selling Broker" is now "Buyer's Broker" to better identify representation relationships.
- New intermediary section added for the times when the transaction involves an intermediary situation.

Disclosure Form Changes

SELLER'S DISCLOSURE NOTICE (OP-I)

Expanded disclosure requirements regarding property condition, insurance history/availability, conservation easements, storage tanks, and certain private road matters.

NEW SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS (61-0)

- New disclosure requirements may apply regarding groundwater and surface water rights associated with the property.
- Added contract language tying this directly into the transaction in paragraph 7.

NEW SELLER'S NOTICE TO BUYER OF REMOVAL OF CONTINGENCY (FOR BACK-UP CONTRACTS) (62-0)

- TREC adopted a new form that allows sellers to formally notify a back-up buyer when the contingency in a back-up contract has been removed.

PARAGRAPH 5A(2)

A definition of "Legal Holiday" has been added to help clarify the calculation of contract deadlines and performance periods.

PARAGRAPH 12

- 12(A)(1)(b) is now used for non-brokerage fees that the seller will pay on behalf of the buyer.
- 12(B) was added to address brokerage compensation.
- References to "Listing Broker" and "Other Broker" have generally been updated to "Seller's Broker" and "Buyer's Broker."
- 12(B)(1) is used when the seller is paying brokerage compensation to the buyer's broker.
- 12(B)(2) is used when the buyer is paying brokerage compensation to the seller's broker.
- The compensation sharing disclosure previously on Page 10 has been removed.

PARAGRAPH 21

Expands notice delivery methods, including overnight courier, and makes notices effective when sent to the party or their agent.

PARAGRAPH 22

Addenda and notices are now grouped into five main categories: Financial, Leases, Additional Tests & Reports, Statutory Disclosures & Notices, Other.



The new forms and all changes can be reviewed at:

www.trec.texas.gov/agency-information/contracts



Voluntary Use Before July 1.
Mandatory After July 1.