



# 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](http://www.trec.texas.gov/agency-information/contracts)



**Voluntary Use Before July 1.**  
**Mandatory After July 1.**