

UPCOMING TREC FORM CHANGES

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—TITLE—



The Texas Real Estate Commission adopted multiple contract form changes at its November 3, 2025 meeting that were recommended by the Broker-Lawyer Committee. Below is a summary of the key changes and their effective dates.



STANDARD CONTRACT FORM TREC NO. 15-6 (New form 15-7 effective *1/05/26)

Seller's Temporary Residential Lease

- As a result of SB 2349, enacted by the 89th Legislature, which becomes effective September 1, 2025, it clarifies that **the flood notice is not required to be provided with the temporary residential leases**. As a result, the paragraph referencing that requirement in the temporary residential leases is removed.



STANDARD CONTRACT FORM TREC NO. 16-6 (New form 16-7 effective *1/05/26)

Buyer's Temporary Residential Lease

- As a result of SB 2349, enacted by the 89th Legislature, which becomes effective September 1, 2025, it clarifies that **the flood notice is not required to be provided with the temporary residential leases**. As a result, the paragraph referencing that requirement in the temporary residential leases is removed.



STANDARD CONTRACT FORM TREC NO. 54-0 (New form 54-1 effective *11/26/25)

Landlord's Floodplain & Flood Notice

- As a result of SB 2349, enacted by the 89th Legislature, which becomes effective September 1, 2025, it clarifies that **the flood notice is not required to be provided with the temporary residential leases**. As a result, the notice at the top of the Landlord's Floodplain and Flood Notice is amended to state that the notice is not required with a "TREC Temporary Residential Lease".



INFORMATION ABOUT BROKERAGE SERVICES (IABS) (New form effective *1/01/26)

- TREC also adopted revisions to the IABS to implement statutory changes from SB 1968, which take effect January 1, 2026. SB 1968 will require additional information that must be described in the IABS, **which will now outline basic obligations a broker has to an unrepresented party in a real estate transaction**. As a result, the language in the IABS has been updated to reflect this change and the form number listed in §531.20 has been updated.

OTHER PROPOSALS WITHDRAWN FOR NOW:

The Broker-Lawyer Committee met on October 10, 2025, and after reviewing public comment and further discussion of additional contract changes that may be needed, the committee decided to request the Commission withdraw from consideration other remaining proposals that were made at the August TREC Meeting. This includes updates to Paragraph 12, the page 10 disclosure, proposals related to disclosing groundwater and surface water rights, and new disclosures related to conservation easements, windstorm, and other insurance disclosures. They plan to continue discussion and the other form proposals at their next meeting, planned for two days in January 2026.

*NOTE ON QR CODES:

QR codes are dynamic and will link to redline forms until the new forms take effect, at which point the links will be updated to current forms.