

When Is a MUD or CCN Notice Needed?

Texas utility-district and certificated-service-area notice education

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Texas statutory notice guide

MUD · CCN · utility districts

MUD notice: when to review it

If property is located in a Municipal Utility District (MUD), Texas REALTORS® explains that the seller is required by the Texas Water Code to provide the buyer the applicable MUD notice **before the buyer enters into the sales contract**. The notice contains district information such as the tax rate, bonded indebtedness, and any standby fee.

How to find the current MUD notice

1. Check whether a MUD serves the property

The MUD assessment may appear on the property tax bill. Confirm the actual district rather than relying on an old transaction file.

2. Locate the district contact

Texas REALTORS® directs agents to the Texas Commission on Environmental Quality water-district search to locate district contact information.

3. Obtain the current Notice to Purchasers

Contact the MUD's agent for the current notice. Texas Water Code §49.455(b)(9) requires MUDs to file their completed notice form in the county property records.

4. Deliver it before contract execution

Keep evidence showing the buyer received the applicable notice before entering into the sales contract.

CCN / certificated service area notices

A CCN gives a retail water or wastewater utility the exclusive right to serve a specified area. For certain unimproved property outside a municipality's jurisdiction, Texas law may require a statutory notice explaining that extending water or sewer service could involve additional cost or delay.

Before the contract

The statutory notice must be provided before execution when the requirement applies. The current Texas REALTORS® Unimproved Property Contract includes language addressing this notice.

At closing

Texas REALTORS® explains that a separate current copy of the notice is executed and acknowledged at closing and then recorded in the county real-property records when the statute applies.

Finding the provider

If the seller does not know the certificated service provider, the Public Utility Commission of Texas Water and Sewer CCN Viewer can be searched by property address.

Related forms and resources

Unimproved Property Contract

TXR 1607 · TREC 9-18

Review when: The transaction is for unimproved residential property; the contract itself contains statutory-notice provisions.

Notice to Purchaser of Special Taxing or Assessment District

TXR 1420

Review when: The property is in a special taxing or assessment district. This form is not the PID notice.

Notice to Prospective Buyer

TXR 2505

Review when: A TREC promulgated contract is not being used and the statutory title/MUD information addressed by the notice is relevant.

Source

This guide is based on Texas REALTORS® "MUD and CCN Notices" guidance and the current forms/reference material supplied for this Resource Center.

Need further assistance?

For a property-specific notice question, contact your broker or **Broker Rochelle Fitzgerald**.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fit & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.

