



PIDs, MUDs, SUDs & PUDs Explained

Basic distinctions between common Texas district and development acronyms.

PID — Public Improvement District

A PID is created by a city or county to finance public improvements or services within a defined area. Properties may be subject to assessments. If a statutory PID notice applies, use the current notice for that specific district.

MUD — Municipal Utility District

A MUD is a political subdivision that commonly provides water, sewer, drainage, or related services. Texas REALTORS® notes that when property is in a MUD, the seller must provide the applicable MUD notice before the buyer enters the sales contract.

SUD — Special Utility District

A SUD is a type of Texas water or utility district that provides water or wastewater services under applicable law. Do not assume a MUD notice is the correct document simply because another type of utility district serves the property.

PUD — Planned Unit Development

A PUD is a development or ownership concept, not simply another utility-tax district acronym. It may involve common areas, an owners association, mixed housing types, or development restrictions.

Agent quick check

- Identify the exact district or association from current records.
- Use the current statutory notice when one is required.
- Pay attention to notices that must be delivered before contract execution.
- Keep evidence of delivery in the transaction file.

Need further assistance? Contact your broker or Broker Rochelle Fitzgerald | 281-948-7161 | office@fitzandcorealestate.com

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