



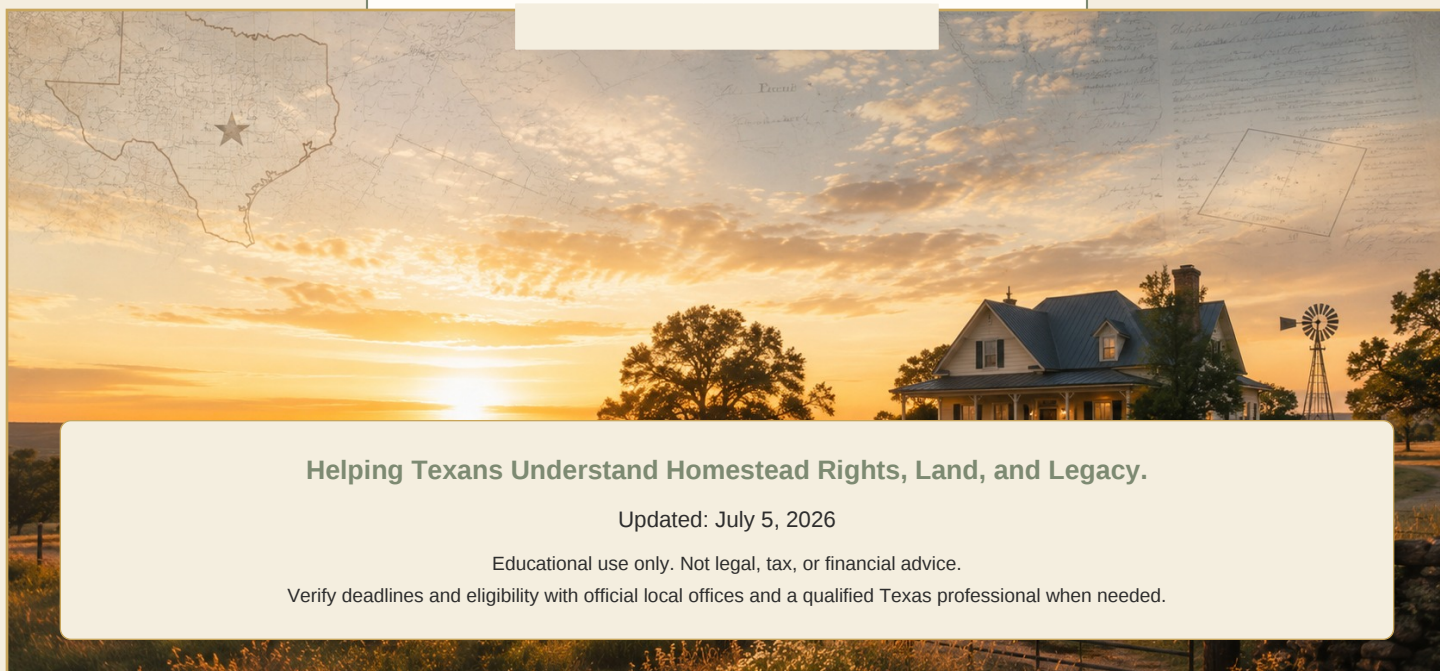
# Texas Homestead Law

Helping Texans Understand Homestead Rights, Land, and Legacy.

FREE PRINTABLE RESOURCE

## Rural Landowner Project Question List

Questions to ask when a solar, data center, reservoir, transmission, pipeline, or



# Use This Before the Conversation Gets Fast

Large projects can arrive with friendly conversations, urgent timelines, option agreements, access requests, easements, confidentiality language, or condemnation concerns. This list helps landowners organize questions before agreeing to anything.

## Project snapshot

Project name / description

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Company or public entity

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Representative name

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Phone/email

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Date first contacted

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Property affected

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Documents received

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Response deadline they gave me

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Do not rely on verbal promises. Ask for documents, maps, timelines, payment terms, construction details, and restoration obligations in writing.

## Questions About Authority and Process

- ☐ Who exactly is requesting access or rights: private developer, utility, water district, city, county, state agency, broker, contractor, or landman?

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- ☐ Are they asking for a voluntary agreement, or are they claiming eminent domain authority?

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- ☐ If eminent domain is mentioned, what statute or authority do they claim, and have I received the Texas Landowner's Bill of Rights?

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- ☐ Is the entity listed in the Comptroller's Online Eminent Domain Database, and what does the listing actually say?

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- ☐ What public meetings, permitting processes, route hearings, environmental reviews, or local approvals are involved?

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- ☐ What happens if I say no or ask for more time to review?

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- ☐ Who should receive future notices: me, co-owners, heirs, lender, tenant, attorney, or agent?

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## Questions About Land, Water, and Operations

- ☐ How many acres are affected during option, construction, operation, maintenance, and restoration?

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- ☐ Where exactly will roads, pads, panels, buildings, towers, transmission lines, pipelines, water lines, reservoirs, or staging areas go?

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- ☐ Will the project use groundwater, surface water, wastewater, stormwater detention, wells, or drainage changes?

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- ☐ How will fences, gates, livestock, crops, wildlife, hunting, ag valuation, water wells, septic, and family access be protected?

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- ☐ What noise, light, traffic, dust, security, fire, cyber/utility, or emergency-response issues should be addressed?

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- ☐ Who removes equipment or improvements at the end of the project, and is there a bond or financial assurance?

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- ☐ Who is responsible for damages, restoration, insurance, indemnity, weeds, erosion, spills, road damage, or trespass by contractors?

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## Questions About Money, Taxes, and Documents

- ☐ What is the payment structure: signing fee, option payment, lease payment, easement payment, damages, royalties, production-based payment, or purchase price?
- ☐ Are payments annual, one-time, escalating, indexed, or tied to project milestones?
- ☐ Who pays survey, title, legal, appraisal, tax, accounting, recording, and closing costs?
- ☐ Could the project affect residence homestead exemption, agricultural/open-space valuation, rollback taxes, insurance, mortgage terms, or estate plans?
- ☐ Does the agreement include confidentiality, assignment, renewal, expansion, right of first refusal, exclusivity, or restrictions on future land use?
- ☐ Can the company transfer the agreement to another entity without my consent?
- ☐ What rights remain with the landowner: grazing, farming, hunting, water, minerals, roads, timber, recreation, family use, future sale?
- ☐ Has a Texas attorney experienced in land, energy, water, or condemnation reviewed the documents before signing?

### Questions for attorney / appraiser / tax advisor

# Document Review Log

| Document | Date received | Who sent it | Needs review? |
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# Source Notes & Review Checklist

Use these notes to verify the resource before publishing, especially after a legislative session, constitutional amendment election, Comptroller update, or local appraisal district change.

## **Texas Comptroller - Eminent Domain Reporting**

Official overview of Texas eminent-domain reporting requirements.

<https://comptroller.texas.gov/transparency/local/eminant-domain/>

## **Comptroller's Online Eminent Domain Database**

Public search tool for entities that report eminent-domain authority to the Comptroller.

<https://coedd.comptroller.texas.gov/>

## **Texas Property Code, Chapter 21 - Eminent Domain**

Primary statutory chapter for Texas condemnation process. Landowners should seek legal advice on specific notices and offers.

<https://statutes.capitol.texas.gov/GetStatute.aspx?Code=PR&Value=21>

## **Texas Attorney General - Landowner's Bill of Rights**

Official publication that must be provided in condemnation situations.

<https://www.texasattorneygeneral.gov/sites/default/files/files/divisions/general-oag/landowners-bill-of-rights-25.pdf>

## **Texas Comptroller - Local Property Appraisal and Tax Information**

State directory for local appraisal districts, county tax offices, and taxing units.

<https://comptroller.texas.gov/taxes/property-tax/county-directory/>

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