

CCAR – Texas Realtors 2025, Winter Meeting Feb 6-11, Austin

Jamuna Thill, Immediate Past President

Thank you for the privilege and opportunity to attend these conferences and bring back relevant updates for you, our members.

Takeaways: Hot topic! Stay up to date with new forms. Sub agency will be repealed for 1-4 contracts. Full Buyer representations and compensation must be completed prior to contract. Still more work to be done to harness HOA.

Retell your brand and story. Refresh the data and its meaning. Economic growth slowed last year, FEDS cut rebates, increased rates, lack of confidence, but Sales are up, Learn about the hottest topics in real estate, celebrate professional achievements, and connect with association members, especially during a legislative year.

Take this down: Stay up to date with advocacy and wins from Texas Realtors, sign up now with this new number. **TEXT 30644 with Texas Realtors wins!**

Reminder to Sign up if you want to see Realtor power at the **Capitol Hill Trip**, March 26th. Grab a new colleague and ride the Realtor Bus, (leaves from CCAR HQ) to Austin and show your local State representatives that Realtors are powerful voices and advocates for homeowner and property rights. Bring a new agent and enjoy the day touring the Capitol, and an audience with a local representative. Sign up at CCAR.net or call the office 972 814 3682

Wins/Awards: Our members of CCAR should be proud of the many wins that its members collected this year! It was a humbling event when CCAR was named the 2024 recipient of the coveted **Mark Lehman Advocacy award**. which recognizes an association that has demonstrated excellence in fundraising, grassroots and local initiatives. Our Government Affairs and Trepac were instrumental in promoting advocacy and stopping HOA overreach to outright ban rentals in their community without thought for the devastating impact that it would have had for owners, buyers and renters. Education was the key that turned this around to victory! I am especially proud to recognize all the staff, members and leadership that displayed passion and dedication during my Presidential year with positive energy and outlook. We had a winning streak, with Shelyna Tinglin taking home the Educator of the Year award!

Word bytes: If you don't keep up with it all, you will be left behind! Do you know for every home sold, 2 jobs are supported! This industry is fast moving and evolving in all areas, Educate yourself. Educate the consumer. Under Promise. Over Deliver. In writing. Know the rules. Best practices. When in doubt call your Broker. Be competent in your market. Use the same process for EVERY client the same way. Build Trust. Market your skills. Keep growing, keep learning, keep your integrity, keep you safe.

Keynote Speaker: 'Two Perspectives', incoming and outgoing CEO's share their vision and story. An emotional celebration recognizing CEO Travis Kessler's incredible story and contributions that spanned over 50 years to enjoy a healthy retirement. We welcome our new CEO Mike Barnett, who is perfect for this role, with an inclusive approach, to continue the valuable work of lifting its members and the industry. We enjoyed a surprise visit from Kevin Sears as he shared updates, road trips and unity for the sake of our protecting our industry which is unique.

Legislative Updates: Did you know we have over 1,000 bills on the table that relate to real estate, being screened that can directly affect our industry, consumers and profession in a positive or negative way. Did you know that real estate is close to 17.7% of our national GDP which puts the value of role and your industry into perspective. Did you know you have access as a Texas Realtors benefit to 140 promulgated forms to help navigate your transaction. The new forms are a work in progress. Your feedback is critical as you use them in the current environment. We encourage you to submit your suggestions to Texas Realtors or CCAR help us improve.

Campaigns: Angela Brutsche discussed Consumer awareness for members and consumers. “Bring it home” When you have a dream, bring it home, ready for the next step bring it on, upside, downsize, rightsize, we are with you!

Education: Reminder to sign up for 360 conferences packed with information you can use! Next Shaping conference will be in Houston Aug 21-24th. There were excellent classes and designation taught by experienced instructors. You can check the list and instructors to follow up.

TREC: It is always a reminder to respect the license and what it stands for! Texas Real Estate Commission serves the public interest, and can give the real estate license and can take it away! Surreal to watch members who have performed unethical deeds are forced to watch their license being revoked. We need to police our own, if you see something, say something.

WOTUS: Waters of the United States was an eye waking session by Charles Porter. Porter writes NAR water policy, and talks to EPA and Corp. NAR filed a lawsuit. Water of the United States and the clean water act. Establishes a ‘geographic scope’ of federal jurisdiction under the act. Vague and ambiguous should not control all waters, especially rural lands. Water ignores political boundaries; Did you know that pipelines can cost more than 10 million. Water is an important resource, without regulation, what will happen, Learn about water rights and attend classes on where to find information about groundwater conservation district, and understand how to use tax forms and assessments, when to apply for permits.

Did you know that 1 acre of water equals 325,851 gallons of water.

One inch of rain water on acre equals 27,154 gallons of water!

166,750 waters are owned or not owned by the US in Texas

Go to watersgeo.epa.gov for more info.

Let us protect our livelihood and **speak with ONE voice**. Your association is here to serve, and we look forward to seeing you at our events and using many of the free education and resources available to you! To continuously improve, do not forget to respond and participate in our surveys. Thank you for the opportunity to serve! CCAR is your HOME away from HOME!

Important Link:

<https://www.texasrealestate.com> <https://www.nar.realtor.com> <https://www.facts.realtor.com>