

TXR winter a meeting 2025

Public policy forum  
Dixon Hillman, chair

It's expected that some version of a bill will pass to limit property ownership rights by foreigners. Unsure yet of what version of the concepts will be approved, but something will likely pass

Squatters rights are going to be a hot topic.. likely something similar to what Florida has where the owner can fill out a form to say the person is squatting. We need statutory guidance because part of the process is civil and some is criminal.

Affordable housing is also an issue and the Cities are pushing back on State interference because the cities don't want to change their local control.

Home owner insurance is also being looked at....some alone, and some as part of affordable housing

Water sources and funding is also a priority issues. Considering pumping water from the coast or from Arkansas. The funding is definitely a concern.

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Opening session was a lovely tribute to Travis. They showed a cute video with a Superman theme about his life with the REALTOR organizations. He shared his why for retiring. Then they invited Mike Barnett to the stage. There were tears.

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Professional Development Round Tables  
We worked though several topics, discussion from the participants, and all comments were collected by Kiersten to send to TXR and TREC.

I need to follow up with her to bring any TREC issues to BLC or other TREC committees as needed

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Professional Development CE class  
Panel discussion with John George, Vanessa Burgess, Robin Harris, and Sarah with WCID ??

\*\*John George noted that agreements between brokers don't technically have to be written. Although they should be to avoid a future dispute.

Lots of discussion about water districts, water rights, and of course contracts. Kiersten had slides and questions plus we took audience questions too. Kiersten will take those back to maybe add to FAQs on TXR.

Next year's topics should include Water and maybe insurance.

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Risk reduction committee mtg

Here are some NAR priorities:

1. Per NAR, There needs to be a “business justification” to amend a buyer rep agreement. Such as:
  - Additional work
  - Buyers needs changed
  - Timelines need to be extended or shortened
2. Ransomware and cyber attacks
3. Fraud
4. Fair housing

Nar.realtor hot topics in broker risk reduction is a good resource.

Ethics complaints filed have reduced by more than half since 2021.

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#### Faculty Meeting

Gregory talked about the software updates...from CART to EdConnect.

Instructor agreements no longer exist because we now follow the Terms and Conditions of use for Ed Connect.

**EdConnect** log in (to process student CE credit) is  
Portal.texasrealestate.com

This is different from logging in to the TXR website like we have done in the past

“Class settings” is where you get the course evaluation link.

They will have all course and instructor searches in here at some point.

Proprietary is now called “restricted”...the instructor pays TREC the fee directly instead of TXR paying it and send it to TREC. (Which would be unrestricted).

They have an project/initiative to create training videos for faculty to be able to use the new Edconnect system.

Instructor ratings is currently raw data, it doesn't looks nice in a printable PDF format

New course requests use “complete the course application form” on the TXR website they will send it to TREC. This is for restricted or unrestricted. The fees change based on restricted or unrestricted \$50 flat rate plus \$10 per CE credit.

Instructor cannot use the button to have TXR promote their classes. Only Boards can promote their classes in TXR. Gregory didn't elaborate on WHY instructors were not allowed.

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#### Blueprints GA Forum

Nearly 2/5ths of legislators are new this session. That's why this Realtor Day at the Capitol is so important.

[www.texasrealtors.com/RealtorDay](http://www.texasrealtors.com/RealtorDay) is where you can find details and talking points specific to your senators and representatives.

Text txrealtors to 30644 gets you updates on realtor party issues

William Taggart, author

*"Fixing America, an Engineer's Solution to our Social, Cultural, and Political Problems"*

We use a little more energy per person now ...but population has increased so much. THAT is why we have climate change.

If you ban oil, you create an energy crisis. We aren't able to build electric cars fast enough to make up for the lack of oil.

The Permian Basin is starting to run low on oil in the prime production areas. There is another shale in East Texas/Louisiana. (Haynesville Shale) They have proven and possible reserves there...so we don't really know how much oil is there.

National Debt is the biggest concern. \$36T in debt currently Federally.

What's coming to housing energy

++ Induction cooking

++heat pump water heaters

++Heat pumps

++Geothermal heat pumps

++Much better insulation

Plus

More mass transit, high speed rail

Mixed use development

We need to lower misinformation. Social media reform is needed

++SM companies should flag fakes/scams

++Users should have ability to flag posts and SM co must respond

++Let's be smarter about fact checking

We need more people who are moderate or centrists in politics. Everyone is too polarized.

Dr Ray Perryman

Texas Unofficial Economist

As of Feb 2020, 1 of every 4 jobs created were in TX

1500 people per day move to TX, we are more like 1300 per day now.

Overall Texas is doing well. Energy is one of the main reasons (oil and gas plus wind, solar, and new emerging energy sources).

We are the fastest growing state for life sciences

We are a leader in AI and also chip factories on the tech side.

We are short about 300k housing units.

Legislators will likely do some insurance reform and property tax reform. Water is still on the emergency docket

Houses are trending slightly smaller.

Long term issues: power/ERCOT, water, and educating our kids.

Perrymangroup.com. Sign up for economic update email newsletter

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American Horror Stories  
Property management forum

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TREC meeting  
Reports from all committees  
Reports from Commissioners  
Reports from Staff

Upcoming possible changes to ways to get a broker license (BRC)

Discussion about "legal holidays" regarding Option/EM (BLC)

Update on website system migration (RAMP is their back end system) from Chelsea. She expects a 2 week downtime for processing Renewals.

New license tests taken through Pearson View are up over 20% over the past couple of years. There has been a super slight reduction in Renewals year over year (less than 1%). Complaints are resolved in an average of 92 days which is a huge improvement over the past few years.

### **Melissa To-Do items**

Ask John George when we will have a subcommittee meeting for BLC disclosure working group. Suggestion in public comments to add Rain water harvesting and water districts to the SDN.

Get notes from Kiersten Crawford regarding TCs and showings Agents.

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TXR BOD  
All RVPs were elected.  
Deborah Spangler was elected to be the Sect/Treasurer for TXR next year

As of December 2024 we ended with 150,745 active REALTOR members 8% drop since 2023

GA spending focus (IMPATH) "Rising to the Challenge"  
Local grassroots  
Member engagement - WHY do we need to engage  
Focus on our political influence (engagement with elected officials)  
Communication

[Recap@texasrealstate.com](mailto:Recap@texasrealstate.com) to sign up for the E-news

Direct Campaign expenditures  
There will be a push for "what" we are doing and where we are spending.

Opportunity races for into this section.

We can spend up to \$1M per year without going back to EC for approval.

Checks and balances is: \$1M pre-approved spending, then trustee meetings and leadership team, then EC.

REALTOR DAY each board can get \$1000 to help pay for busses or BBQ tickets to help our members

NAR update from President Elect Kevin Brown.

Lots of big changes last year. We should look back to look forward.

1. Added Independent advisor to the CEO (they will focus on big brokerage communication and engagement)
2. VP of Industry Relations

They want to define how NAR can best engage with members.

We have "surrogates" that are local people who can share the facts (amplify NAR's message)...to help combat media and bad press. There was SO much misinformation. Facts.REALTOR find 1 page marketing sheets on Realtor Relief and Good Neighbor Awards

[Surrogates@nar.realtor](mailto:Surrogates@nar.realtor) to sign up to be a surrogate

5000+ meetings with Congress in DC. (Including FPC meetings). Veterans being able to pay REALTOR fees was a huge win last year.

Mortgage Interest Deduction and 1031 has been a good win for us in tax reform because both were being considered to remove.

We are pushing to double capital gains exclusion.

**Share the NAR advocacy video.** It was really great. Look for it on their website. Use the website to get good nuggets on advocacy that we can share on SM. Advocacy Scoop podcast  
Text WINS 30644 to get access to all info

TREC recap from Chelsea and Scott

License holder count was huge in 2021 and 2022. 2024 was steady and we are seeing some declines so far in 2025.

RAMP Aug/Sept roll out. No new apps, Renewals, etc for about 2 weeks.

TAMU research center

Texas economic growth slowed in 2024. We are seeing competition from other states for business climates. Fed Reserve has been playing with rates but those who lend money are not as positive so mortgage rates have held or gone up

Housing starts and sales were both slightly up in 2024 over 2023. The January numbers are already on track for getting back to 2019 levels. \$340k median price in TX. Prices have held steady since the growth in 2020-2022.

They believe we will have a slight increase on jobs and GSP they expect prices to be up 2.5-3% and they believe rents will be flat to down in pricing (there are lots of rental choices for consumers).

QR code for full forecast for 2025

Legal Update from Lori Levy

Insurance workgroup at TXR is looking at costs, flood insurance, and regular home owner insurance.

Appraisal process workgroup working on reducing barriers to entry for new appraisers and how NAR settlement affects appraisals

Disaster Relief workgroup implements fraud control from applications, fundraising, disbursement. Maybe asking local boards to help TXR understand the amount of impact in the community.

NAR requires Written agreement is not agency agreement. Here is what we are pushing for in advocacy.

- Consumer transparency for ALL license holders
- Consumer choice - showing agreement
- Consumer clarity - wants to remove sub agency from the statute

Angela Bruschet consumer awareness campaign. Those at the meeting are engaged ...but how do we let others know. There will be a campaign targeted toward:

Instructors

TRLP graduates

Board members

These target...What is the TXR Value Proposition

Market viewer, forms, professionalism, advocacy, etc.

Bring it home and campaign will be available for us to share

They are also doing SM ad campaigns, YouTube, CTV, etc.