

# **2025 Winter Meeting**

## **February 7- February 11**

Winter Meetings are always one of my favorites, especially in legislative years, and this year was no exception. I started the week by attending part of the Commercial Day Programming by attending “The AI Playbook: Real-World Solutions for Commercial Real Estate”. The instructor Michael Hironimus did a great hands-on presentation focusing on real-world applications that can do things like streamlining workflows, enhancing decision-making and improving client engagement. Some of the tools he talked about that I was most interested in were using AI to write code, setting up monthly recurring things like meal planning and grocery lists that are automatically created for you each week and taking a report or newsletter and turning it into a podcast that can be used to share with your clients. A lot of the things he talked about were just simply mind blowing to me.

The Public Policy In Action: the 89<sup>th</sup> Texas Legislative Session was my Public Policy Committee’s session. We got a great preview of what we might expect to see in the 89<sup>th</sup> legislature. The legislative session began with a historic three-way race for speaker of the house in which 53 Republicans did NOT vote for the Speaker of the House. So, if this is a sign of what’s to come this summer, buckle your seat belts. The House cannot do any real work during the first 60 days due to the Texas Constitution, but it is already shaping up to be interesting. There have been about House members that have been raising cane.

With 32 new members in the House, our Texas REALTORS team has been working really hard to create and improve relationships with the legislators.

Our Texas Realtor team is keeping an eye on bills we will support or could potentially oppose. One of the bills that are expected to pass and is more controversial than many involves the purchase of property in Texas by foreign entities. Texas REALTORS successfully fought to defeat a similar bill in the last session because it included individuals. This session Texas REALTORS have continued to remind everyone that they will NOT support a bill that restricts individuals from property ownership.

We can also expect to see some legislative talk about some bills that can protect property owners from squatters.

There is a goal to see an increase in the homestead exemption again this year from the \$100,000 that was approved in 2023 to potentially \$140,000 this year.

The opening session was a tribute to Travis Kessler, our outgoing TXR CEO and an introduction to Mike Barnett who will step into that role on April 1<sup>st</sup>. It was a heartwarming tribute to Travis and wonderful to learn about all he has contributed to our profession during his tenure. I bet a lot of our members are like me and didn't realize that TRLP was one of Travis' major projects. What an amazing legacy he leaves behind. And I already know that we are in great hands as Mike Barnett takes the reigns.

I am going to say that the BIGGEST highlight of the week was when CCAR won the Mark Lehman Excellence in Governmental Affairs Award. Its basically the highest award an organization can achieve, and words cannot express how proud I am of our team at CCAR.

One more great highlight was when our very own Shelyna Tinglin was named as Educator of the Year.

And I would be remiss if I didn't mention that Kyle Paris won the Pickle Ball Tournament for TREPAC.

I can honestly say that I am so proud to be a member at CCAR. We showed up and we represented our association well!