

WHAT YOU NEED TO KNOW ABOUT

REALTOR® SUCCESS IN THE 89TH LEGISLATIVE SESSION

REALTOR® WINS AT THE 89TH TEXAS LEGISLATURE

Thanks to the powerful advocacy of Texas REALTORS® and the diligent work of association staff, the 89th Legislative Session delivered major victories for real estate professionals, property owners, and the future of Texas.

BY THE NUMBERS

- Texas REALTORS® read all **9420** bills submitted in the legislature
- Texas REALTORS® tracked over **2000** bills.
- All Texas REALTORS® priority bills passed: a part of **60** real estate-friendly bills advanced this session.
- Texas REALTORS® opposed **150** bills
- Zero (**0**) of the Texas REALTORS® opposed bills survived



TAX RELIEF TEXANS CAN FEEL

- **Homestead Exemption Increase:** Raised to \$140,000 for most homeowners and \$200,000 for those over 65 or disabled
- **Business Personal Property Tax Relief:** Helping small businesses by raising the exemption from \$2,500 up to \$125,000 of income-producing personal property
- **Ballot Clarity:** Clearer ballot language for future tax-related propositions
- **Disaster & Appraisal Reforms:** New laws improve disaster loss relief, senior protections, appraisal accuracy, and transparency in tax policy

TACKLING TEXAS HOUSING AFFORDABILITY

- **Smaller-Lot & Manufactured Housing Expansion:** Eases local restrictions and encourages development of high-standard manufactured housing supply
- **Zoning Reform:** Lowers barriers to rezoning such as density requirement changes to increase housing supply
- **Fair Housing Protections:** Eliminates unfair or discriminatory rental restrictions, opening more housing opportunities for Texans

PRIVATE PROPERTY RIGHTS & HOA PROTECTIONS

- **Expanded Disannexation Rights:** Landowners can seek release when cities fail to provide promised services
- **HOA Reforms:** New laws encourage transparency by enhancing homeowner rights.
- **Agricultural Protection:** Safeguards ag operations from municipal overreach and defends landowner rights

INFRASTRUCTURE FOR A GROWING STATE

- **Water Projects and Disaster Prevention:** Historic investment in critical water, flood, and wildfire infrastructure investment; supports sustainable development statewide

For detailed bill summaries or implementation guidance, contact Texas REALTORS® Legislative Team at policy@texasrealtors.com





MAKING DEALS SMOOTHER

- **End of Subagency:** Boosting consumer confidence and adding transparency in real estate transactions by ending subagency and requiring a written agreement before showings or offers
- **Title & Lien Transparency:** Clarifies tax lien liability when tax certificates are wrong and helps protect buyers from surprise costs
- **TWIA and Insurance Reform:** Adds consumer protections such as transparency on cancellations, TWIA cost reduction, widowed consumer protection, enhances fairness, and boosts coverage access



REVITALIZING COMMERCIAL REAL ESTATE

- **Mixed-Use & Multifamily Projects:** Allows for more adaptive reuse and urban revitalization in commercial zones
- **Office-to-Housing Conversions:** Encourages office-to-residential conversions and allows mixed-use/multifamily in commercial zones. They also promote the transformation of underused commercial spaces and support urban revitalization efforts



SUPPORTING TENANTS & PROPERTY MANAGERS

- **Notice and Eviction Process Updates:** Brings balance to landlord-tenant interests and protects property owners
- **Utility Complaint Reform:** Streamlines the process for tenants to report utility complaint issues
- **Stronger Trespass Protections:** Helps property managers maintain security with notice requirements, and more substantial trespass penalties

BUILDING THE FUTURE WORKFORCE

- **Career and Technical Education:** Supports rural and technical education programs. Prepares Texas for continued growth and housing demand

For detailed bill summaries or implementation guidance, contact Texas REALTORS® Legislative Team at policy@texasrealtors.com

QUESTIONS OR NEED HELP UNDERSTANDING THESE CHANGES?

Contact the Texas REALTORS® Legislative Team at policy@texasrealtors.com
For a detailed look at this session's Texas REALTORS® victories, scan the QR Code to download the *Real Estate Wins from the 89th Legislative Session* booklet.

