

# 87<sup>th</sup> Texas Legislature Talking Points for Texas REALTORS® Leaders

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Texas REALTORS® had several legislative victories during the regular session as the strongest advocates for Texas real estate consumers.

Lawmakers filed more than 9,000 bills and resolutions in the regular session. Texas REALTORS® read every bill and tracked more than 2,600 bills with the potential to directly or indirectly affect Texas real estate.

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We're proud that these REALTOR®-supported bills are moving on to become law.

## HOA REFORM

### Senate Bill 1588

**Author:** Sen. Bryan Hughes

**Sponsor:** Rep. Chris Turner

This legislation seeks to enhance property rights and make sure Texans have a clear understanding of their communities' management structures and standard practices with several pro-homeowner reforms, including a cap on resale certificate fees, increased transparency in HOA management, and better due process to resolve disputes.

## INCREASE BROADBAND ACCESS

### House Bill 5

**Author:** Rep. Trent Ashby

**Sponsor:** Sen. Robert Nichols

Establishes a new Broadband Development Office that would provide grants for expanding access to broadband in eligible areas, among other services, to increase reliable and affordable broadband internet access for all Texans.

## REFORM CIVIL LIABILITY

### Senate Bill 6

**Author:** Sen. Kelly Hancock

**Sponsor:** Rep. Jeff Leach

This legislation—also known as the Pandemic Liability Protection Act—seeks to ensure small business owners, like REALTORS®, can continue to provide their essential services during times of crisis with protections from certain claims.

## REMOVE DISCRIMINATORY COVENANTS FROM REAL ESTATE DEEDS

### Senate Bill 30

**Author:** Sen. Royce West

**Sponsor:** Rep. Jeff Leach

This legislation—also known as the Senator Royce West Act—provides a simple option for property owners to remove unconstitutional covenants from their real estate deeds through their county clerk's office.

## EMINENT DOMAIN REFORM

### House Bill 2730

**Author:** Rep. Joe Deshotel

**Sponsor:** Sen. Lois Kolkhorst

House Bill 2730 makes several changes that make the eminent domain process more fair and help make property owners more aware of their rights when an entity with eminent domain authority seeks to acquire their property.

## EXPAND APPRAISAL OPTIONS

### House Bill 2533

**Author:** Rep. Drew Darby

**Sponsor:** Sen. Robert Nichols

Allows appraisers to perform evaluations without complying with USPAP when the lending guidelines do not require a full appraisal for a financial transaction. This legislation will improve the loan process and overcome the shortage of timely appraisals by providing buyers more options.

## FLOOD DISCLOSURE FOR TENANTS

### House Bill 531

**Author:** Rep. Armando Walle

**Sponsor:** Sen. Joan Huffman

Helps Texans be more informed about flood risks before signing leases by requiring landlords to provide a flood disclosure notice that details whether the property is in a 100-year floodplain, if the landlord is aware of recent flooding, and information about FEMA flood maps and tenant insurance policies.

## CONDO ASSOCIATION TRANSPARENCY

### House Bill 318

**Author:** Sen. John Huffman

**Sponsor:** Rep. Chris Turner

Increases transparency for property owners by requiring condo associations to make the association's books and records open and available for owners or their representatives.

## PROPERTY TAX TRANSPARENCY

### House Bill 2723

**Author:** Rep. Morgan Meyer

**Sponsor:** Sen. Paul Bettencourt

A 2019 law required every central appraisal district to have a database where taxpayers can access information about the local tax rates that determine their property tax bills and the elected officials who set the tax rates. This legislation creates a simple way for taxpayers to access these databases on one website, [texas.gov/propertytaxes](https://texas.gov/propertytaxes), which will be operational in 2022.

## WE OPPOSE BAD LEGISLATION, TOO

In the 87<sup>th</sup> legislative session, your association worked hard to educate lawmakers on the negative outcomes these ideas would have for Texas property owners.

- Opposed mandatory sales price disclosure for all properties
- Opposed bills that sought to prohibit the use of remote online notary and electronic filing options for deed documents
- Opposed legislation to expand the sales tax base to include more taxable services, such as real estate brokerage.

Thanks to REALTOR® advocacy, none of these harmful bills advanced.