

The Texas Legislature was busy in 2025, and the advocacy efforts of Texas REALTORS® were among the most successful of any session. Some laws that affect real estate brokerage went into effect Sept 1, while others will take effect Jan 1, 2026.

[Do-not-call rules](#) | **Effective Sept. 1, 2025**

- The basics of do-not-call rules remain unchanged.
- The rules now apply to text messages, graphic/image messages, and other types of electronic communications.

[Leasing changes](#) | **Effective Sept 1, 2025**

- Some leases are exempt from floodplain-notice requirements.
- The rules regarding security deposit notices and intent to repair changed.
- The right to vacate due to certain sex offenses or stalking no longer requires that the incidents occurred on the property.

[Squatters and evictions](#) | **Effective Sept 1, 2025**

- The eviction process has been streamlined.
- Squatter removal has been expedited.

[Changes to agency rules](#) | **Effective Jan 1, 2026**

- Subagency confused many real estate consumers.
- Eliminating subagency gives consumers greater clarity regarding their relationship with agents.
- You can show property to a party without representing that party if conditions are met.