



For Your Information: Please find below Questions asked and answered during the Capitol Recap Webinar: Key Takeaways from the 89th Legislative Session, which took place June 30, 2025.

Question	Response	Responder
When will SB17 go into effect?	Sept 1st.	Lia Mote - Advocacy Communicatio ns Mgr.
What source? A RE attorney?	Any specific questions about individual circumstances are best directed to a real estate attorney. You can also contact TR's legal hotline	Julia Parenteau - Policy Director
Is the SB17 applicable to entities as opposed to individuals or not that cut and dry?	SB 17 applies to both individuals and business entities.	Robin Harris, Deputy General Counsel
Who would be a good source to refer clients/customers too if they want to know more info about that so we don't cross lines	Keep an eye out on texasrealestate.com and our member-facing communications, as well as the attorney general's office	Julia Parenteau -
Where do we direct them if they want more info?	Keep an eye out on texasrealestate.com and our member-facing communications, as well as the attorney general's office	Julia Parenteau -
SB 17 - what specific do we know - all foreign nationals? does it include all transactions - land, commercial, residential, syndications?	<ul style="list-style-type: none"> - Real property under SB 17 includes: - agricultural land - an improvement located on agricultural land - commercial property - industrial property - groundwater - residential property - a mine or quarry - a mineral in place - standing timber - water rights 	Julia Parenteau -



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	Julia Parenteau - Policy Director - Residence homesteads are exempted if lawfully present and residing in the US at the time of purchase or acquisition, as well as leases on any kind of property for less than one year	
At this time, what is the best "source" to provide for our clients?	Keep an eye out on texasrealestate.com and our member-facing communications, as well as the attorney general's office	Julia Parenteau -
Who is responsible for the enforcement of this law? Is title supposed to catch it?	The Attorney General of Texas	Brandon Alderete, Political Affairs Director
- Is there a website to view the "national threat assessment" countries? Where will brokers gather this information for compliance with their agents?	https://www.dni.gov/files/ODNI/documents/assessments/ATA-2025-Unclassified-Report.pdf	Julia Parenteau
SB 17 - How is multiple property purchase by foreigners monitored?	- The attorney general is responsible for enforcement	Julia Parenteau
Shaping Texas Conference attendance will be even more important this year!!	Comment	NA
- I do not see any mention of "sub-agency" in SB 1968. How does that bill prohibit sub-agency?	The repeal of subagency is addressed in one of the last sections of the bill where it notes that two existing sections of code are repealed.	Julia Parenteau
- If we are doing an activity that requires a license, we are required to represent someone. How do we show properties without representing the Buyer?	This is the change we made in the bill. Much more to come.	Tray Bates, VP Governmental Affairs
Does this change agency laws in Texas? Previously, we HAD to represent a consumer when showing a property (either buyer or seller). Does the bill say that we don't actually have to REPRESENT someone when showing the property? This is a brokerage activity and requires a license. If we don't represent the buyer, do we have to represent the seller?	- Yes we created a neutral agency option for showings, if some consumers are hesitant to engage in a representation agreement.	Tray Bates



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Can you please provide the location or link to where it says in writing that subagency has been eliminated? It is not outlined in the redlined version that I can find. https://capitol.texas.gov/tlodocs/89R/billtext/html/SB01968S.htm	The repealer language in Section 13 handles the repeal of Subagency language	Seth Juergens, Assoc. Policy Dir.
Are all the bills you talk about today Signed by the Governor?	Unless otherwise specified, all bills we address today have been filed into law.	Julia Parenteau
- Will the information about Brokerage Services be revised?	Yes, since it has Subagency references, it will have to be updated.	Tray Bates
- Is the one-pager summary of all bills supported/or opposed finalized yet?	- It will be available this week and sent out to you along with the webinar recording.	Lia Mote
When is the exemption change effective?	- It will require voter approval, but it will be effective for yet 2025 if it passes in November.	Julia Parenteau
What are the 3 Property Tax bill numbers?	- SB 4/SJR 2 - SB 23/SJR 85 - HB 9/HJR 1	Julia Parenteau
- Are we banning capital gains taxes?	- SJR 18	Dahlia Brown - Dir of Field Reps
- How does the increase in the homestead, disabled, and over 65, affect the overall tax structure towards	- Capture and reclamation is definitely part of the conversation - containing it and making sure its clean for what we need it for are complicated endeavors. SB 7/HJR 7 allow cities to access funds for water treatment plans, which could help that	Julia Parenteau
What bills are on the November ballot? I believe you referenced tax exemptions that needed voter approval. Please clarify. Thank you.		
Why can't we find a way to save water from areas that have frequent flooding?		
- Is the criminal squatters bill retroactive?	- It goes into effect on September 1. So, it will apply to anyone who needs to be removed from a property as of that date.	Julia Parenteau
What was the SB for the Streamlining of Evictions?	SB 38	Gabrielle Amaya,



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		Associate Counsel
- How many on the Webinar today?	- Close to 500	Julia Parenteau
- was HB 24 discussed?	- We did not have time to cover it. TR supported HB 24 and it will raise the threshold for neighbors to protest zoning changes relating to housing development.	Julia Parenteau
SB 1968 - so, the buyer prospect does not have a choice to be a customer or client.	- SB 1968 actually creates that choice. They do not have the choice under current law. SB 1968 allows for non-representation for showings, creating a customer relationship.	Julia Parenteau
- Re: Amendments. When available, how can we find the link to the document that gives "arguments for" and "arguments against". I believe it's the Lege that puts it out. Probably it's not posted yet. But every 2 years I find it time-consuming to find it online. If I find it at all! I hope one of you could send me the secret to finding it? Most people don't know this even exists. How about educating realtors about what it is, and how to locate it?	- www.texasrealtorssupports.com has that!	Julia Parenteau
speaking of TREPAC, my TREPAC Trustee said there was a flyer we could share about the Why 35. Where do we get that?	- We will make sure we have the TREPAC team contact you.	Lia Mote