



TREPAC IN ACTION!



HOA Reform

TREPAC supported legislation to enhance property rights and ensure Texans have a clear understanding of their communities' management structures and standard practices with several pro-homeowner reforms.



Removing Discriminatory Covenants from Deeds

This legislation provides a simple option for property owners to remove unconstitutional covenants from their real estate deeds through their county clerk's office.



Preservation of 1031 Exchanges

RPAC halted proposals to repeal or limit the 1031 exchange that would have devastated the commercial real estate sector across the country. A wide array of people can continue to provide economic investment to their communities, including affordable housing providers, small businesses, and farmers.



Homestead Tax Exemption Increase

TREPAC successfully advocated for an increase to the City of San Antonio's homestead tax exemption from 0.01% to 10% and for an adoption for a first-ever homestead tax exemption with Bexar County at 20%. Homeowners will see an estimated \$3,800 in NEW tax savings over the next 10 years on the average homestead valued at \$300,000 for an average of \$380 per year.



Housing Choice Voucher Incentive Policy

TREPAC worked alongside San Antonio lawmakers to ensure that there are equitable policies and protections in place for low-income renters in need of affordable housing.



Real Estate Sign Ordinance

TREPAC prevented the City of Fair Oaks from amending their sign ordinance to disallow the use of all commercial signs including those for real estate purposes.



Appraisal District Sales Price Collection

TREPAC worked with local appraisal districts in South Texas to implement more transparent appraisal practices when collecting certain home improvement and sales price information. Property owners are now aware that such practices are strictly voluntary and are not required by state law.

Thanks to REALTOR® advocacy, none of these harmful bills advanced during the legislative session:

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

Political Advocacy

TREPAC continues the conversation with local officials about the importance of private property rights and homeownership which allows our communities to thrive and the real estate industry to prosper.



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