



TEXAS REAL ESTATE COMMISSION

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PRESS RELEASE

APPROVAL OF STRATEGIC PLAN SETS TREC PRIORITIES

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FOR IMMEDIATE RELEASE:

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The Texas Real Estate Commission (TREC) approved a new strategic plan for the agency during its meeting on Monday, May 8th. TREC rule changes, legislative amendments or modifications of appropriations would be needed if various long-term policy changes are to actually take effect.

Recommendations in the plan include increasing the total amount of real estate core education hours required for salesperson applicants prior to taking a licensing exam. The total number of required core hours would remain the same, but 120 hours of the requirement would have to be completed prior to an exam. Similarly, a change is suggested to increase the minimum number of core course hours needed for broker applicants, while maintaining the total number of credit hours at 900 as currently required. Other education recommendations would give TREC authority to determine the content of core and continuing education courses. The plan also proposes allowing an exemption from taking required mandatory continuing education classes for licensees who pass a standardized test on changes and developments in real estate practice.

In the area of real estate licensing, statutory changes are recommended that would permit TREC to set the number of attempts allowed to pass a licensing examination within a certain length of time. At least two measures were identified to help streamline the application process by permitting salesperson applications to be filed without the participation of a sponsoring broker; and to allow electronic submission of license applications.

Consideration of homebuilder registration is discussed in the strategic plan as a potential area of new TREC jurisdiction. Registering of homebuilders and requiring the payment of assessments into a recovery fund may provide a needed avenue for consumer protection and legal recourse.

Additional highlights include proposed enforcement measures allowing TREC to take legal action against unlicensed individuals; and the creation of an expedited administrative penalty process. Actions are also recommended to help the agency ensure a more timely response to consumer complaints, and deal with the increased frequency of telephone inquiries.