

AGENDA FOR TEXAS REAL ESTATE COMMISSION (TREC) MEETING

Conference Room 235, TREC Headquarters Office

1101 Camino La Costa, Austin, Texas

August 18, 2008, 9:00 a.m.

CALL TO ORDER

1. Call to order and pledge of allegiance

MINUTES

2. Minutes of June 30, 2008, Commission meeting
3. Discussion and possible action to excuse commissioner absence(s)

STAFF AND COMMITTEE REPORTS

4. Staff reports; committee reports

PUBLIC COMMENTS

5. General comments from visitors

EXECUTIVE SESSION

6. Executive session to discuss pending litigation pursuant to Texas Government Code §551.071 and, if necessary, to receive legal advice from counsel on posted agenda items

ACTION ON MATTERS FROM EXECUTIVE SESSION

7. Discussion and possible action to authorize settlement of recovery fund claims or take other action on items considered in executive session

RULES FOR POSSIBLE WITHDRAWAL

8. Discussion and possible action to withdraw the proposed repeal of:
 - a. 22 TAC §535.223 concerning Standard Inspection Reports
 - b. 22 TAC §§535.227-535.231 concerning Standards of Practice for Inspectors
9. Discussion and possible action to withdraw the proposed new:
 - a. 22 TAC §§535.227-535.231 concerning Standards of Practice for Inspectors
 - b. 22 TAC §535.222 concerning Inspection Reports
 - c. 22 TAC §535.223 concerning Standard Inspection Report Form

RULES FOR POSSIBLE PROPOSAL

10. Discussion and possible action to propose the repeal of:
 - a. 22 TAC §535.223 concerning Standard Inspection Reports
 - b. 22 TAC §§535.227-535.231 concerning Standards of Practice for Inspectors

In compliance with the Americans with Disabilities Act, any requests for reasonable accommodation needed by persons desiring to attend this open meeting should be submitted by that person to Tim Irvine at 512-465-3900.

11. Discussion and possible action to propose new:
 - a. 22 TAC §§535.227-535.233 concerning Standards of Practice for Inspectors
 - b. 22 TAC §535.222 concerning Inspection Reports
 - c. 22 TAC §535.223 concerning Standard Inspection Report Form
12. Discussion and possible action to propose amendments to:
 - a. 22 TAC §535.64 concerning Accreditation of Schools and Approval of Courses and Instructors
 - b. 22 TAC §535.101 concerning Real Estate Salesperson and Broker Fees
 - c. 22 TAC §535.210 concerning Home Inspector Fees
13. Discussion and possible action to propose amendments to:
 - a. 22 TAC §537.21 concerning Addendum for Sale of Other Property by Buyer
 - b. 22 TAC §537.22 concerning Addendum for “Back-Up” Contract
 - c. 22 TAC §537.23 concerning Addendum for Release of Liability on Assumed Loan and/or Restoration of Seller’s VA Entitlement
 - d. 22 TAC §537.26 concerning Seller’s Temporary Residential Lease
 - e. 22 TAC §537.27 concerning Buyer’s Temporary Residential Lease
 - f. 22 TAC §537.33 concerning Seller Financing Addendum
 - g. 22 TAC §537.35 concerning Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum
 - h. 22 TAC §537.40 concerning Addendum for Coastal Area Property
 - i. 22 TAC §537.46 concerning Amendment to Contract
 - j. 22 TAC §537.48 concerning Loan Assumption Addendum
14. Discussion and possible action to propose new 22 TAC §537.51 concerning Addendum for Reservation of Oil, Gas, and Other Minerals

RULES FOR POSSIBLE ADOPTION

15. Discussion and possible action to adopt amendments or take other action on 22 TAC §535.208 concerning Application for a License (Certificate of Insurance for Home Inspectors)

RULE REVIEW

16. Discussion regarding comments received on review of 22 TAC Chapter 535 General Provisions (§§535.91-.403)

PENDING BUSINESS

17. Discussion regarding revised form OP-I, Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies
18. Update on procurement of vendors for TREC’s licensing and information system
19. Discussion and possible action regarding Chairman’s report on appointment of members to the broker responsibility advisory committee
20. Discussion and possible action regarding Chairman’s report on appointment of members to the education advisory committee

NEW BUSINESS

In compliance with the Americans with Disabilities Act, any requests for reasonable accommodation needed by persons desiring to attend this open meeting should be submitted by that person to Tim Irvine at 512-465-3900.

21. Discussion and possible action to approve annual internal audit report
22. Discussion and possible action to approve Legislative Appropriations Request for FY 2010-2011
23. Discussion and possible action to approve a Memorandum of Understanding with the Texas Appraiser Licensing and Certification Board

CONTESTED CASES

24. Consideration and possible action regarding Proposal for Decision from State Office of Administrative Hearings on:
 - a. Docket No. 329-08-1355, In the Matter of Theron Carmichael
 - b. Docket No. 329-08-2267, In the Matter of Best O. Ejereonyeoku
 - c. Docket No. 329-08-2787, In the Matter of Marvin Earl Jackson, III

FUTURE MEETINGS

25. Schedule future meetings and adjourn